

**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL LEMON CONFERENCE ROOM  
Zoom Virtual Meeting  
JANUARY 19, 2022 4:00 P.M.**

**ALL ITEMS ARE ON THE CONSENT AGENDA**

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – December 15, 2021
- III. **PETITIONS**
  - 1) 21-TV-55 (Old Business), **3401 E. John Hinkle Place**, Jennifer Huntzinger (Gene B. Glick Co.) Request for an extension of time to complete repairs.
  - 2) 21-TV-114, **501-512 S. Muller Parkway**, SCS Muller Apartments, LLC. Request for an extension of time to complete repairs.
  - 3) 22-TV-01, **3209 E. 10<sup>th</sup> Street**, Amanda Ross (Regency Consolidated Residential). Request for an extension of time to complete repairs.
  - 4) 22-TV-02, **802 S. Maria Court**, Mahdieh Mahdavina (Mohammad Mahdavinia). Request for an extension of time to complete repairs.
  - 5) 22-TV-03, **3111 S. Leonard Springs Road**, Julia Kerr (Woodland Springs United, LLC). Request for an extension of time to complete repairs.
  - 6) 22-TV-04, **424 E. 6<sup>th</sup> Street**, Brawley Property Management. Request for an extension of time to complete repairs.
  - 7) 22-TV-05, **711 N. Lincoln Street**, Brawley Property Management. Request for an extension of time to complete repairs.
  - 8) 22-TV-06, **1435 W. Allen Street**, Campus Cribs, LLC. Request for an extension of time to complete repairs.
  - 9) 22-AA-07, **904 E. University Street**, Jamar Properties (Morgan Walker, LLC). Request for relief from an administrative decision.
  - 10) 22-TV-08, **2300 N. Fritz Drive**, Patricia Bartels. Request for an extension of time to complete repairs.
  - 11) 22-TV-09, **400 S. Grant Street**, Dennis Williams. Request for an extension of time to complete repairs.
  - 12) 22-TV-10, **447 W. Hoosier Court Avenue**, Hunter Bloomington Properties (Sam Okner). Request for an extension of time to complete repairs.
  - 13) 22-TV-11, **206 S. Smith Road**, Michael Plaza. Request for an extension of time to complete repairs.

- 14) 22-TV-12, **550 W. Hoosier Court Avenue**, Hunter Bloomington Properties (Sam Okner). Request for an extension of time to complete repairs.
- 15) 22-TV-13, **536 W. Hoosier Court Avenue**, Hunter Bloomington Properties (Sam Okner). Request for an extension of time to complete repairs.
- 16) 22-TV-14, **3430 S. Oaklawn Circle**, Jody Madeira (Arif & Zawan Al Bulushi). Request for an extension of time to complete repairs.
- 17) 22-AA-15, **920 S. Mitchell Street**, Anne Seagraves. Request for relief from an administrative descion.
- 18) 22-TV-16, **307 N. Pete Ellis Drive**, Diana Cook (Gene B. Glick Co.) Request for an extension of time to complete repairs.
- 19) 22-TV-17, **530-533 S. Village Court**, Kinnaman Property Group, LLC. Request for an extension of time to complete repairs.
- 20) 22-TV-18, **717 N. Washington Street**, Todd Yeagley. Request for an extension of time to complete repairs.
- 21) 22-TV-19, **217 E. 1<sup>st</sup> Street**, Matt Murphy. Request for an extension of time to complete repairs.
- 22) 22-TV-20, **920 W. Kirkwood Avenue**, Peek & Associates (Amie Dworecki). 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](mailto:human.rights@bloomington.in.gov).**

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: Jan 19, 2022 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bloomington.zoom.us/j/93193636060?pwd=S0NyRC9zajFkNFhzSU1aNzVsbUpQUt09>

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+19292056099,,93193636060# US (New York)

+13017158592,,93193636060# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 931 9363 6060

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: January 19, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 21-TV-55

Address: 3401 E. John Hinkle Place

Petitioner: Jennifer Huntzinger

Inspector: C Chipman

Staff Report: April 12, 13, 2021 – Conducted Cycle Inspection  
June 9, 2021 – Received BHQA Appeal  
August 27, 2021 Jennifer scheduled life safety reinspection  
September 23, 2021 Reinspection could not be completed  
September 24, 2021 Jennifer rescheduled reinspection  
October 18, 2021 Reinspection completed on life safety  
November 23, 2021 Completed reinspection  
December 1, 2021 Sent remaining violations report  
December 20, 2021 Jennifer rescheduled reinspection  
December 25, 2021 Received BHQA application

Petitioner is requesting an extension of time to complete all of the repairs until March 31, 2022. The petitioner is completing a major renovation of the property which includes replacing windows and doors. Due to supply chain delays the completion is taking longer than anticipated.

Staff recommendation: Grant extension of time.

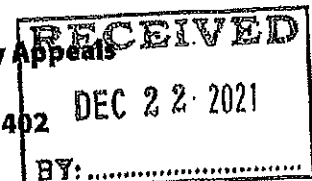
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: February 9, 2022 All life safety  
March 31, 2022 All remaining violations

**Attachments: Remaining Violations Report, BHQA Appeal, Petitioner's Letter**



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: 3401 John Hinkle Place, Bloomington, IN 47408

Petitioner's Name: Jennifer Huntzinger

Address: 3401 John Hinkle Place

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123373501

E-mail Address: m1p128@glickco.com

Owner's Name: Gene B. Glick Company

Address: 8801 E. River Crossing Blvd. Ste 200

City: Indianapolis

State: Indiana



Zip Code: 46240

Phone Number: 8123373501

E-mail Address: jenny.thompson@glickco.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-55(Old)

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:

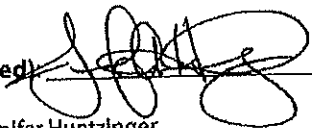
- A. An extension of time to complete repairs. (Petition type: TV)
  - 1. Specify the items that need the extension of time to complete.
  - 2. Explain why the extension is needed.
  - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition 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.

Currently this property is still undergoing an extensive interior and exterior renovation and I am writing to request additional time in which to complete the repairs noted in the inspection reports. We have completed all interior renovations, but the windows, doors, and siding are not scheduled to be completed until March 31, 2022.

Due to the many supply chain and delivery delays, we have had to postpone the original scheduled installs. In order to have as much of the work completed prior to our final inspection, we would like to request until March 31, 2022 to have all remaining interior and exterior findings completed.

I appreciate your time and consideration and look forward to hearing back from you.

Signature (Required)



Name (Print): Jennifer Huntzinger

Date: 12/21/2021

**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**

**REMAINING VIOLATION INSPECTION REPORT**

**DEC 01 2021**

1081

**Owner(s)**

Woodbridge Apartments Of Bloomington Iii, Llc  
Po Box 40177  
Indianapolis, IN 46240

**Agent**

Gene B. Glick Mgmt. Corp.  
Po Box 40177  
Indianapolis, IN 46240

Prop. Location: 3401 E John Hinkle PL

Number of Units/Structures: 150/17

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

Date Inspected: 04/12/2021  
Primary Heat Source: Gas  
Property Zoning: RH  
Number of Stories: 2  
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman  
Foundation Type: Slab  
Attic Access: Yes  
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.

City Hall  
Email: [hand@bloomington.in.gov](mailto: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

HA



**BUILDING 1**

**Unit 3419:**

**Deck:**

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

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

**Hallway**

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

**BUILDING 2**

**Unit 3373:**

**Hallway:**

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

**Unit 3363:**

**Kitchen:**

Repair the range burners to function as intended, (front right burner). BMC 16.04.060(c)

**Bathroom**

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

**BUILDING 6**

**Unit 3334**

**2<sup>nd</sup> level**

**L Bedroom:**

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

**BUILDING 9**

**Unit 3454**

**MAIN LEVEL**

**Dining Room:**

Repair the sliding glass door to close properly. BMC 16.04.060 (a)

**Unit 3462 - DOG**

**Dining Room:**

Repair the sliding glass door to function as intended. BMC 16.04.060 (b)

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

**BUILDING 12**

**Unit 3544:**

**Living Room:**

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

**Kitchen:**

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

**Unit 3550:**

**Left Bedroom:**

Replace the broken electrical switch plate. BMC 16.04.060 (b)

**Unit 3564:**

**Living Room:**

Repair the entry door so that it functions as intended. (Hard to latch) BMC 16.04.060 (a)

**BUILDING 15**

**Unit 3404:**

**Deck:**

Repair the deteriorating walls on the deck. BMC 16.04.050(a)

**Unit 3414:**

**Deck:**

Secure guttering to the structure. BMC 16.04.050(a)

**Unit 3432:**

**Dining Room:**

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

**Unit 3424:**

**Unit 3444:**

**Dining Room:**

Repair the water damaged ceiling. BMC 16.04.060 (a)

**Unit 3450**

**2nd level**

**Front Bedroom:**

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

**EXTERIOR:**

**GENERAL VIOLATIONS FOR ALL BUILDINGS:**

Properly label all air conditioner disconnects with the unit numbers. BMC 16.04.050 (b)

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

**Building 1:**

See general violation.

**Building 2:**

See general violation.

Secure the trim board above the door to 3377-3373 at the base of the east gable end. BMC-16.04.050 (a)

**Building 2: (Continued)**

Repair the hole in the soffit near air conditioner units on the north side of the building. BMC 16.04.050 (a)

Secure the loose siding on the north side of the building. BMC 16.04.050 (a)

**Building 3:**

See general violation.

Secure the loose siding on the building adjacent to unit 3345. BMC 16.04.050 (a)

**Building 4:**

See general violation.

**Building 5:**

See general violation.

Repair the damaged fascia above the windows on unit 3315 on the back of the building. BMC 16.04.050 (a)

Repair the trim boards on the shed behind unit 3305. BMC 16.04.050 (a)

**Building 6:**

See general violation.

Repair the deteriorating boards on 2<sup>nd</sup> and 3<sup>rd</sup> sheds from south end of the building.  
BMC 16.04.050 (a)

**Building 7:**

See general violation.

Repair the deteriorating boards on south end shed. BMC 16.04.050 (a)

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) (Between building 7 & 9 midway of structures).

**Building 8:**

See general violation.

Repair the deteriorating fascia board on the west end of the building. BMC 16.04.050 (a)

**Building 9:**

See general violation.

Repair the deteriorating trim board on the north end of the building attic access.  
BMC 16.04.050 (a)

**Building 10:**

See general violation.

**Building 11:**

See general violation.

**Building 12:**

See general violation.

Secure the loose cable conduit on south end of the building. BMC 16.04.050 (a)

Repair the hole on east side of chimney on the south end of the building. BMC 16.04.050 (a)

Repair the deteriorating trim on the northeast corner of the building. BMC 16.04.050 (a)

**Building 13:**

See general violation.

**Building 14:**

See general violation.

Replace the missing boards on the gate behind unit 3366. BMC 16.04.050 (a)

**Building 15:**

See general violation.

**Building 16:**

See general violation.

Repair the deteriorating fascia on the balcony of unit 3430. BMC 16.04.050 (a)

**Building 17:**

See general violation.

Repair the deteriorating boards on the shed of unit 3448. 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)

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

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: January 22, 2022

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  
December 15, 2021 Tabled until January 22, 2022

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

*(Handwritten initials)*

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 months agenda!

(Will be assigned by BHQA)  
Petition Number: 21-TV-114

*Previously Heard*  
JUN. 20, 2021 21-TV-05  
JUNE 18, 2021 21-TV-39 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*

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

8787

**NOV 24 2021**

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.

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

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

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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) (2<sup>nd</sup> and 3<sup>rd</sup> 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.



City of Bloomington  
H.A.N.D.

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

Meeting Date: January 19, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-01

Address: 3209 E. 10<sup>th</sup> Street

Petitioner: Amanda Ross -- Regency Consolidated Residential

Inspector: M. McCormick/J. Stong/M. Arnold/R. Council

Staff Report: October 06, 2021 -- Completed Cycle Inspection  
November 30, 2021 -- Received BHQA Application for Extension of Time

At the cycle inspection it was noted that the exteriors of the buildings needed to be power washed and the storage unit doors on the decks and patios needed to be painted. The petitioner is requesting an extension of time for these items until the weather warms up. This extension of time applies only to the power washing and painting of the storage room doors.

Staff recommendation: Grant the extension

Conditions: Complete all repairs noted 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: May 1, 2022

Attachments: Application for Appeal; Cycle Report

sk



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 30 2021

Property Address: 3209 E 10th St Bloomington, IN 47408

Petitioner's Name: Amanda Ross - Regency Consolidated Residential

BY: .....

Address: 3209 E 10th St

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123613299

E-mail Address: a.ross@regency-multifamily.com

Owner's Name: Regency Consolidated Residential LLC

Address: 3209 E 10th St

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123613299

E-mail Address: a.ross@regency-multifamily.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: 22-TV-01

MA, JS, MM, 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.

I need an extension on two of the exterior violations. The inspection was on 10/6/21 and we just finished all interior violations and have powerwashed multiple buildings that were documented. Due to the weather, we are unable to finish the power washing and also paint the shed doors. We have budgeted and planned both projects for warmer weather months and ask for an extension to be granted.

Signature (Required): Amanda Ross Date: 11/19/21

Name (Print): Amanda Ross

- 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**

**OCT 18 2021**

Regency Consolidated Residential Llc  
2417 Fields South Dr  
Champaign, IL 61822

RE: 3209 E 10th 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 **DEC 17 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](http://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: Amanda Ross: 3400 S Sare Road, Bloomington, IN 47401

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

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

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



**City Of Bloomington  
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

2724

Owner(s)

Regency Consolidated Residential Llc  
2417 Fields South Dr  
Champaign, IL 61822

Agent

Amanda Ross  
3400 S Sare Road  
Bloomington, IN 47401

Prop. Location: 3209 E 10th ST

Number of Units/Structures: 356/29

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 8/2/5, Bld B: 8/1/5, Bld C: 8/2/5, Bld D1: 12/2/5, Bld E: 16/2/5, Bld F: 12/1/5, Bld G: 16/2/5, Bld H: 16/2/5, Bld I: 16/2/5, Bld J: 12/2/5, Bld K: 12/1/5, Bld L: 8/1/5, Bld M: 12/1/5, Bld N: 8/2/5, Bld O: 8/1/5, Bld P: 12/1/5, Bld Q: 12/2/5, Bld R: 16/2/5, Bld S: 8/2/5, Bld T: 8/2/5, Bld U: 12/1/5, Bld V: 16/2/5, Bld W: 12/1/5, Bld X: 12/2/5, Bld Y: 12/1/5, Bld Z: 16/2/5, Bld D2: 16/2/5, Bld D3: 16/1/5, Bld D4: 16/2/5

Date Inspected: 10/06/2021  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 2  
Landlord Has Affidavit: N/A

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

Monroe County Assessor's records indicate this structure was built in 1972. There are no minimum requirements for emergency egress at the time of construction.

Existing Window Egress Measurements:

Height: 41 inches

Width: 18 inches

Sill Height: 37 inches

Openable Area: 5.12 ft. ft.

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

**\*\*Room dimensions are in the file or listed on the previous cycle inspection report.**

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

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

---

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

**INTERIOR:**

**General Violations (These items apply to all units):**

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

Thoroughly clean and service the furnace including changing of the furnace filters. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)

**Building A –**

**A-1:**

See general violations.

**A-2:**

See general violations.

**A-3:**

**Kitchen:**

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

Repair or replace the carpet at the transition strip to the kitchen to eliminate the bare tack strip. BMC 16.04.060(b)

**A-4:**

**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. Replace the updated receptacles with GFCI receptacles. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

**A-5:**

**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. Replace the updated receptacles with GFCI receptacles. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

**A-6:**

**Kitchen:**

Repair or replace the carpet at the transition strip to the kitchen to eliminate the bare tack strip. BMC 16.04.060(b)

**A-7:**

**Kitchen:**

Repair or replace the carpet at the transition strip to the kitchen to eliminate the bare tack strip. BMC 16.04.060(b)

**Bathroom:**

Replace the sink faucet. It is leaking from the base of the handle. BMC 16.04.060(c)



**A-8:**

Hallway:

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

**Building B –**

**B-1:**

Kitchen:

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

**B-2:**

See general violations.

**B-3:**

See general violations.

**B-4:**

Hallway:

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

**B-5:**

See general violations.

**B-6:**

Hallway:

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

**B-7:**

Hallway:

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

**Bathroom:**

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. Replace the updated receptacles with GFCI receptacles. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

**B-8:**

See general violations.

**Building C –**

**C-1:**

See general violations.

**C-2:**

Bathroom:

Repair the toilet to eliminate water running continuously. BMC 16.04.060(c)

**C-3:**

Hallway:

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

**C-4:**

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. Replace the updated receptacles with GFCI receptacles. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

**C-5:**

See general violations.

**C-6:**

See general violations.

**C-7:**

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC 16.04.060(a)

**C-8:**

See general violations.

**C-9:**

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. Replace the updated receptacles with GFCI receptacles. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

**C-10:**

Kitchen:

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

**C-11:**

See general violations.

**C-12:**

See general violations.

**C-13:**

Kitchen:

Repair or replace the dishwasher so that it functions as intended and does not leak. BMC 16.04.060(c)

Right Bedroom:

Determine the source of the moisture and eliminate it. It is causing mildew to grow on the ceiling, walls and items in the room and closet. BMC 16.04.060(b)

Left Bedroom:

Determine the source of the moisture and eliminate it. It is causing mildew to grow on the ceiling, walls and items in the room and closet. BMC 16.04.060(b)

Bathroom:

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

Properly repair or replace damaged or deteriorated wallboard adjacent to the bath tub. 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)

**C-14:**

Hallway:

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

**C-15:**

See general violations.

**C-16:**

Mechanical Closet:

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

Building D1 –

**D-1:**

See general violations.

**D-2:**

See general violations.

**D-3:**

Kitchen:

Replace the sink faucet. It is leaking from the base of the handle. BMC 16.04.060(c)

Bathroom:

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

Repair or replace the shower surround. The wall behind the surround is very soft. 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)

**D-4:**

See general violations.

**D-5:**

See general violations.

**D-6:**

Bathroom:

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. Replace the updated receptacles with GFCI receptacles. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Replace the leaking bathtub faucet. BMC 16.04.060(c)

**D-7:**

See general violations.

**D-8:**  
See general violations.

**Building D2 –**

**D-9:**

**Bathroom:**

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

**D-10:**

**Kitchen:**

Repair or replace the front left stove burner to function as intended. BMC 16.04.060(c)

**Bathroom:**

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

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. Replace the updated receptacles with GFCI receptacles. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Replace the leaking bath tub faucet. BMC 16.04.060(c)

Replace the leaking sink faucet. BMC 16.04.060(c)

**D-11:**

**Kitchen:**

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

Replace the sink faucet. It is leaking from the base of the handle. BMC 16.04.060(c)

**D-12:**

**Bathroom:**

Secure toilet to its mountings. BMC 16.04.060(c)

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. Properly repair the wall between the sink and the toilet. BMC 16.04.060(a)

**D-13:**

**Bathroom:**

Remove the deteriorated caulking and properly re-caulk the base of shower surround at the top of the tub. BMC 16.04.060(a)

**D-14:**

**Bathroom:**

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

**D-15:**

**Bathroom:**

Repair or replace the light fixture to eliminate the flickering. BMC 16.04.060(c)

Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC 16.04.060(a)

**D-16:**

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. Replace the updated receptacles with GFCI receptacles. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

**Building D3 –**

**D-17:**

See general violations.

**D-18:**

See general violations.

**D-19:**

See general violations.

**D-20:**

Bathroom:

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

**D-21:**

See general violations.

**D-22:**

See general violations.

**D-23:**

See general violations.

**D-24:**

See general violations.

**D-25:**

See general violations.

**D-26:**

See general violations.

**D-27:**

See general violations.

**D-28:**

See general violations.

**Building D4 –**

**D-29:**

See general violations.

**D-30:**

Kitchen:

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

Left Bedroom:

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

**D-31:**

See general violations.

**D-32:**

See general violations.

**D-33:**

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

**D-34:**

See general violations.

**D-35:**

Kitchen:

Properly re-caulk where the counter top meets the wall adjacent to both sides of the stove. BMC 16.04.060(a)

Bathroom:

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

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

**D-36:**

See general violations.

**D-37:**

See general violations.

**D-38:**

Bathroom:

Repair or replace the exhaust fan to function as intended and eliminate the excessive noise. BMC 16.04.060(c)

**D-39:**

See general violations.

**D-40:**

See general violations.

Building E –

**E-1:**

Bathroom:

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. Replace the updated receptacles with GFCI receptacles. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

**E-2:**

Bathroom:

Repair or replace the exhaust fan to function as intended and eliminate the excessive noise. BMC 16.04.060(c)

**E-3:**

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

**E-4:**

See general violations.

**E-5:**

See general violations.

**E-6:**

Kitchen:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Repair or replace the exhaust fan to function as intended and eliminate the excessive noise. BMC 16.04.060(c)

**E-7:**

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

**E-8:**

See general violations.

**E-9:**

Bathroom:

Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC 16.04.060(a)

**E-10:**

See general violations.

**E-11:**

See general violations.

**E-12:**

See general violations.

**E-13:**

Bathroom:

Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC 16.04.060(a)

**E-14:**

Bathroom:

Repair or replace the exhaust fan to function as intended and eliminate the excessive noise. BMC 16.04.060(c)

**E-15:**

See general violations.

**E-16:**

Bathroom:

Repair the toilet to eliminate water running continuously. BMC 16.04.060(c)

Building F –

**F-1:**

Bathroom:

Replace the sink faucet. It is leaking from the base of the handle. BMC 16.04.060(c)

**F-2:**

Bathroom:

Repair or replace the exhaust fan to function as intended and eliminate the excessive noise. BMC 16.04.060(c)

**F-3:**

See general violations.

**F-4:**

See general violations.

**F-5:**

See general violations.

**F-6:**

See general violations.

**F-7:**

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

**F-8:**

Bathroom:

Replace the toilet. The tank is cracked and the flapper is not functioning as intended. BMC 16.04.060(c)



**F-9:**

**Bathroom:**

Determine the source of the leak about the bathtub and eliminate it. BMC 16.04.0606(c)

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

**F-10:**

**Bathroom:**

Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC 16.04.060(a)

**F-11:**

See general violations.

**F-12:**

**Bathroom:**

Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC 16.04.060(a)

**Building G –**

**G-1:**

**Bathroom:**

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

Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC 16.04.060(a)

**G-2:**

See general violations.

**G-3:**

See general violations.

**G-4:**

See general violations.

**G-5:**

**Bathroom:**

Remove the deteriorated caulking and properly re-caulk the base of shower surround at the top of the tub. BMC 16.04.060(a)

Repair or replace toilet so that it functions correctly. BMC 16.04.060(c)

**G-6:**

**Bathroom:**

Repair or replace the exhaust fan to function as intended and eliminate the excessive noise. BMC 16.04.060(c)

**G-7:**

**Kitchen:**

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

**Bathroom:**

Repair or replace the exhaust fan to function as intended and eliminate the excessive noise. BMC 16.04.060(c)

Remove the deteriorated caulking and properly re-caulk the base of shower surround at the top of the tub. BMC 16.04.060(a)

**G-8:**

**Kitchen:**

Replace broken electrical receptacle. 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)

**G-9:**

**Living Room:**

Replace the handle and lock on the sliding glass door to function as intended. BMC 16.04.060(b)

**G-10:**

See general violations.

**G-11:**

**Living Room:**

Replace the handle and lock on the sliding glass door to function as intended. BMC 16.04.060(b)

**Mechanical Closet:**

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. Repair the wall or provide an approved access panel. BMC 16.04.060(a)

**Kitchen:**

Repair or replace the refrigerator so the door seals function as intended. BMC 16.04.060(c)

Repair or replace the ceiling light to eliminate the flickering. BMC 16.04.060(c)

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

**G-12:**

See general violations.

**G-13:**

See general violations.

**G-14:**

See general violations.

**G-15:**

See general violations.

**G-16:**

**Kitchen:**

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

**Building H -**

**H-1:**

See general violations.

**H-2:**

See general violations.

**H-3:**

See general violations.

**H-4:**

See general violations.

**H-5:**

**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. Replace the updated receptacles with GFCI receptacles. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

**H-6:**

See general violations.

**H-7:**

See general violations.

**H-8:**

**Bathroom:**

Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC

**H-9:**

**Hallway:**

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

**H-10:**

See general violations.

**H-11:**

**Bathroom:**

Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC

**H-12:**

**Kitchen:**

Replace the leaking sink faucet. It leaks from the base. BMC 16.04.060(c)

**Bathroom:**

Replace the sink faucet. It is leaking from the base of the handle. BMC 16.04.060(c)

Repair or replace the exhaust fan to function as intended and eliminate the excessive noise. BMC 16.04.060(c)

**H-13:**  
See general violations.

**H-14:**  
Bathroom:  
Secure toilet to its mountings. BMC 16.04.060(c)

Remove the deteriorated caulking and properly re-caulk the base of shower surround at the top of the tub. BMC 16.04.060(a)

**H-15:**  
Bathroom:  
Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC 16.04.060(a)

**H-16:**  
Bathroom:  
Replace the damaged and deteriorated tile, grout and caulking in the shower surround. BMC 16.04.060(a)

**Building I –**

**I-1:**  
Bathroom:  
Remove the deteriorated caulking and properly re-caulk the base of shower surround at the top of the tub. BMC 16.04.060(a)

**I-2:**  
Bathroom:  
Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

**I-3:**  
Bathroom:  
Remove the deteriorated caulking and properly re-caulk the base of shower surround at the top of the tub. BMC 16.04.060(a)

Right Bedroom:  
Secure loose electrical receptacle. BMC 16.04.060(b)

**I-4:**  
Patio:  
Replace the missing protective cover for the light fixture on patio. BMC 16.04.060(c)

Kitchen:  
Properly secure the loose kitchen faucet. BMC 16.04.060(c)

**I-5:**  
Living Room:  
Replace the missing handle on the sliding glass door. BMC 16.04.060(a)

**Kitchen:**

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

**I-6:**

**Bathroom:**

Remove the deteriorated caulking and properly re-caulk the base of shower surround at the top of the tub. BMC 16.04.060(a)

**I-7:**

**Bathroom:**

Remove the deteriorated caulking and properly re-caulk the base of shower surround at the top of the tub. BMC 16.04.060(a)

**I-8:**

See general violations.

**I-9:**

**Living Room:**

Replace the missing handle on the sliding glass door. BMC 16.04.060(a)

**I-10:**

**Kitchen:**

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

**I-11:**

**Bathroom:**

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

**I-12:**

See general violations.

**I-13:**

**Bathroom:**

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

**I-14:**

**Kitchen:**

Replace the seal on the refrigerator door to function as intended. BMC 16.04.060(c)

**Right Bedroom:**

Replace the broken electrical receptacle. BMC 16.04.060(b)

**I-15:**

See general violations.

**I-16:**

See general violations.

**Building J –**

**J-1:**

**Hall:**

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

**J-2:**

No violations noted.

**J-3:**

**Living Room:**

Repair the sliding glass door handle so that it functions as intended. BMC 16.04.060(a)

Repair the sliding glass door screen to slide easily. BMC 16.04.060(a)

**J-4:**

**Bath:**

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

Secure the loose electrical receptacle. BMC 16.04.060(b)

**J-5:**

**Living Room:**

Repair the sliding glass door to latch securely and easily. BMC 16.04.060(b)

**J-6:**

**Living Room:**

Repair the sliding glass door handle so that it functions as intended. BMC 16.04.060(a)

Repair the sliding glass door to latch securely and easily. BMC 16.04.060(b)

**Mechanical Room:**

Replace the HVAC filter. BMC 16.04.060(c)

**Bath:**

Remove old caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**J-7:**

**Living Room:**

Repair the sliding glass door to slide easily. BMC 16.04.060(a)

**J-8:**

See general violations.

**J-9:**

**Living Room:**

Repair the sliding glass door to latch securely and easily. BMC 16.04.060(b)

**J-10:**

See general violations.

**J-11:**

Deck:

Service and repair the ac unit (very loud). BMC 16.04.060(c)

Hall:

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

**J-12:**

Kitchen:

Ensure the range hood light functions as intended (flickering). BMC 16.04.060(c)

Bath:

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

**Building K –**

**K-1:**

Hall:

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)

**K-2:**

See general violations.

**K-3:**

Bedroom:

Repair the window to latch securely and easily (bottom latch). BMC 16.04.060(b)

Bath:

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

**K-4:**

See general violations.

**K-5:**

This unit was not inspected at the time of this inspection, as the tenant was sick. 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

**K-6:**

Kitchen:

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

**K-7:**

See general violations.

**K-8:**

See general violations.

**K-9:**

Dining Room:

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

Bath:

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

**K-10:**

See general violations.

**K-11:**

See general violations.

**K-12:**

Living Room:

Repair the sliding glass door to latch securely and easily. BMC 16.04.060(b)

Building L --

**L-1:**

Bath:

Properly seal the tub surround to eliminate water infiltration. BMC 16.04.060(a)

**L-2:**

Bath:

Properly grout/seal the tiles in the tub surround to eliminate water infiltration. BMC 16.04.060(a)

Seal the tub where the surround meets the top of the tub. BMC 16.04.060(a)

**L-3:**

Bath:

Remove old caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Remove old caulk around the sink and properly re-caulk the sink. BMC 16.04.060(a)

**L-4:**

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)

Bath:

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

**L-5:**

See general violations.

**L-6:**

Bath:

Remove old caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)



**TENANT VIOLATION (the tenant will receive a separate report for these violations)**

**Entire 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) Clean all debris and trash from unit.

**Kitchen:**

Clean and sanitize the entire kitchen, including food preparation surfaces, stovetop, oven, sinks, countertops, refrigerator and floor. Remove all trash and food particles to prevent pests.

**Living Room:**

Clean the carpet and remove all trash and debris.

**Bathroom:**

Clean and sanitize all surfaces including floors, walls, sink, toilet, bathtub and tub surround.

**L-7:**

**Bedroom:**

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

**Kitchen:**

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

**L-8:**

**Kitchen:**

Repair the fan in the range hood vent to function as intended. BMC 16.04.060(c)

**Building M -**

**M-1:**

**Bath:**

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

**M-2:**

**Hall:**

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

**M-3:**

See general violations.

**M-4:**

See general violations.

**M-5:**

**Bath:**

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

M-6-

Hall:

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

M-7:

See general violations.

Kitchen:

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

M-8:

See general violations.

M-9:

See general violations.

M-10:

Living Room:

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

M-11:

Kitchen:

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

Bath:

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

M-12:

See general violations.

Building N –

N-1:

Bath:

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

**TENANT VIOLATION (the tenant will receive a separate report for these violations)**

**Entire 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) Clean all debris and trash from unit.

Kitchen:

Clean and sanitize the entire kitchen, including food preparation surfaces, stovetop, oven, sinks, countertops, refrigerator and floor. Remove all trash and food particles to prevent pests.

Living Room:

Clean the carpet and remove all trash and debris.

Bathroom:

Clean and sanitize all surfaces including floors, walls, sink, toilet, bathtub and tub surround.

**N-2:**

Kitchen:

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

Bath:

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

**TENANT VIOLATION (the tenant will receive a separate report for these violations)**

**Entire 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) Clean all debris and trash from unit.

Kitchen:

Clean and sanitize the entire kitchen, including food preparation surfaces, stovetop, oven, sinks, countertops, refrigerator and floor. Remove all trash and food particles to prevent pests.

Living Room:

Clean the carpet and remove all trash and debris.

Bathroom:

Clean and sanitize all surfaces including floors, walls, sink, toilet, bathtub and tub surround.

**N-3:**

See general violations.

**N-4:**

Hall:

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

**N-5:**

Kitchen:

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

Bath:

Remove old caulk and seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Remove all mold from the ceiling and walls. BMC 16.04.060(a)

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

**N-6:**

See general violations.

**N-7:**

See general violations.

**N-8:**

Kitchen:

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

**Building O –**

**O-1:**

See general violations.

**O-2:**

**Kitchen:**

Secure the faucet to the sink. BMC 16.04.060(c)

**O-3:**

See general violations.

**O-4:**

See general violations.

**O-5:**

See general violations.

**O-6:**

**Kitchen:**

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

**Hall:**

Install/replace the battery in the smoke detector so that it functions as intended. IC 22-11-18-3.5

**Bath:**

Properly secure the cove base to the wall and tub. BMC 16.04.060(a)

**Mechanical Room:**

Replace and properly seat the HVAC filter. BMC 16.04.060(c)

**O-7:**

See general violations.

**O-8**

See general violations.

**Building P –**

**P-1:**

See general violations.

**P-2:**

See general violations.

**P-3:**

**Kitchen:**

Repair the water pressure to the sink faucet (low and uneven). 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)

**P-4:**

See general violations.

**P-5:**

Bath:

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

**P-6:**

Mechanical Room:

Replace and properly seat the HVAC filter. BMC 16.04.060(c)

**P-7:**

Hall:

Install/replace the battery in the smoke detector so that it functions as intended. IC 22-11-18-3.5

**P-8:**

See general violations.

**P-9:**

See general violations.

**P-10:**

Living Room:

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

**P-11:**

No violations noted.

**P-12:**

Deck:

Properly secure the top rail and loose intermediates. BMC 16.04.050(a)

Building Q –

**Q-1:**

See general violations.

**Q-2:**

Bath:

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

Hall:

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

**Q-3:**

Bath:

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

**Q-4:**

See general violations.

**Q-5:**

Bath:

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

**Q-6:**

Kitchen:

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

Bath:

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

**Q-7:**

Bath:

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

**Q-8:**

Kitchen:

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

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

**Q-9:**

Kitchen:

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

Bath:

Repair the water pressure to the bath tub (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)

**Q-10:**

Kitchen:

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

**Q-11:**

Bath:

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

Replace the damaged backsplash. BMC 16.04.060(a)

Kitchen:

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

**Q-12:**

See general violations.

Building R –

**R-1:**

See general violations.

**R-2:**

See General Violations.

**R-3:**

See general violations.

**R-4:**

Kitchen:

Re-caulk behind sink and around countertop to eliminate water infiltration. BMC 16.04.060(a)

**R-5:**

See General Violations.

**R-6:**

See general violations.

**R-7:**

See general violations.

**R-8:**

Bath:

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

**R-9:**

See general violations.

**R-10:**

Kitchen:

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

**R-11:**

Bath:

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

**R-12:**

Bath:

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

**R-13:**

See general violations.

**R-14:**

See general violations.

**R-15:**

Living Room:

Replace the missing door trim. BMC 16.04.060(a)

**R-16:**

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

**Building S –**

**S-1:**

Kitchen:

Properly repair and surface coat the damaged portion of the wall. BMC 16.04.060(a) (right of sink – between switches and outlet)

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

**S-2:**

See general violations.

**S-3:**

Deck:

Replace the broken spindle. BMC 16.04.050(a) (north side- near wall)

Bathroom:

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

**S-4:**

Hallway:

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

Right Bedroom:

Repair the outlet to function as intended. BMC 16.04.060(b) (tests as no power) (under the window)

**S-5:**

See general violations.

**S-6:**

Right Bedroom:

Repair the outlet to function as intended. BMC 16.04.060(b) (tests as not grounded) (under the window)

**S-7:**

General Condition:

Complete the installation of the flooring. BMC 16.04.060(a)

**S-8:**

Living Room:

Repair the sliding door to latch as intended. BMC 16.04.060(c)

Bathroom:

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

Building T --

**T-1:**

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

**T-2:**

See general violations.



**T-3:**

Hallway:

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

**T-4:**

See general violations.

**T-5:**

See general violations.

**T-6:**

Kitchen:

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

**T-7:**

Bathroom:

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

**T-8:**

Living Room:

Repair the screen door to open as intended. BMC 16.04.060(a) (could not unlock the door)

Kitchen:

Repair the sink faucet. BMC 16.04.060(c) (sprays from the cap)

Building U –

**U-1:**

See general violations.

**U-2:**

Hallway:

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

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

**U-3:**

See general violations.

**U-4:**

See general violations.

**U-5:**

See general violations.

**U-6:**

Bathroom:

Verify there is not leak, eliminate the mold/mildew and water stains. BMC 16.04.060(a)

**U-7:**

See general violations.

**U-8:**  
See general violations.

**Common Stairway:**  
Secure/repair the tread. BMC 16.04.060(sixth step from bottom)

**U-9:**  
See general violations.

**U-10:**  
**Kitchen:**  
Repair the garbage disposal to function as intended. BMC 16.04.060(c)

**U-11:**  
See general violations.

**U-12:**  
See general violations.

**Building V –**

**V-1:**  
See general violations.

**V-2:**  
**Bathroom:**  
Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

**V-3:**  
**Bathroom:**  
Secure toilet to its mountings. BMC 16.04.060(c)

**V-4:**  
**Bathroom:**  
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**V-5:**  
See general violations.

**V-6:**  
**Bathroom:**  
Secure toilet to its mountings. BMC 16.04.060(c)

**V-7:**  
**Hallway:**  
Repair the damaged portion of the flooring for the storage closet. BMC 16.04.050(a)

**V-8:**  
**Left Bedroom:**  
Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC 16.04.02 0(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (under window)

Right Bedroom:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020 (a) (5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (left wall)

**V-9:**

See general violations.

**V-10:**

See general violations.

**V-11:**

Bathroom:

Eliminate the leak at the sink faucet handle. BMC 16.04.060(c)

**V-12:**

Bathroom:

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

**V-13:**

See general violations.

**V-14:**

See general violations.

Common Stair:

Secure/repair the tread. BMC 16.04.060(third step from bottom)

**V-15:**

See general violations.

**V-16:**

Kitchen:

Verify the outlet is wired correctly. BMC 16.04.060(b) (left of stove)

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". BMC16.04.020 (a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Left Bedroom:

Repair/secure the door handle. BMC 16.04.060(a)

Building W –

**W-1:**

Hallway:

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

Bathroom:

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

Bedroom:

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

**W-2:**

Kitchen:

Replace the missing piece of flooring. BMC 16.04.060(a) (along the wall)

**W-3:**

See general violations.

**W-4:**

See general violations.

**W-5:**

Bathroom:

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

**W-6:**

See general violations.

**W-7:**

Kitchen:

The fire extinguisher is old and it is recommended it be replaced

Bathroom:

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

**W-8:**

See general violations.

**W-9:**

Hallway:

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

**W-10:**

Kitchen:

The fire extinguisher is old and it is recommended it be replaced

**W-11:**

See general violations.

**W-12:**

See general violations.

Building X –

**X-1:**

Bathroom:

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

Left Bedroom:

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

Secure the door handle. BMC 16.04.060(c)

X-2:

See general violations.

X-3:

See general violations.

X-4:

See general violations.

Common Stairway:

Secure/repair the tread. BMC 16.04.060(second step from bottom)

X-5:

See general violations.

X-6:

Bathroom:

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

X-7:

Bathroom:

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

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

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

X-8:

Bathroom:

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

X-9:

Bathroom:

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

Clean and sanitize the ceiling/walls where mold/mildew is present. BMC 16.04.060(a)

Right Bedroom:

Clean and sanitize the ceiling/walls where mold/mildew is present. BMC 16.04.060(a)

X-10:

See general violations.

**X-11:**  
See general violations.

**X-12:**  
Bathroom:  
Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)  
Secure the faucet to the sink. BMC 16.04.060(c)

**Building Y –**

**Y-1:**  
See general violations.

**Y-2:**  
Living Room:  
Repair sliding door to latch securely. BMC 16.04.060(b)

**Y-3:**  
See general violations.

**Y4:**  
See general violations.

**Y-5:**  
See general violations.

**Y-6:**  
Dining Area:  
Replace the outlet. BMC 16.04.060(b) (ground prong is broken in the outlet)

**Common Entry:**  
Replace the missing drain cap. BMC 16.04.060(c)

**Y-7:**  
Kitchen:  
Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (left of sink)

**Y-8:**  
Hallway:  
Provide operating power to the smoke detector. IC 22-11-18-3.5

**Y-9:**  
See general violations.

**Y-10:**  
See general violations.

**Y-11:**  
See general violations.

**Y-12:**

Hallway:

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

**Building Z --**

**Z-1:**

Bathroom:

Complete the repair to the ceiling and properly surface coat. BMC 16.04.060(a)

**Z-2:**

Hallway:

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

Right Bedroom:

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

**Z-3:**

See general violations.

**Z-3:**

Kitchen:

Secure the faucet handle. BMC 16.04.060(c)

**Z-5:**

Bathroom:

Secure the vent cover. BMC 16.04.060(c)

**Z-6:**

Kitchen:

Repair/replace the rusted refrigerator door. BMC 16.04.060(a)

**Z-7:**

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

**Z-8:**

Bathroom:

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

**Z-9:**

Bathroom:

Secure the exhaust fan. BMC 16.04.060(c) (rattles)

**Z-10:**

Kitchen:

Verify the exhaust fan light functions as intended. BMC 16.04.060(c)

Hallway:

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

Bathroom:

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

Clean and sanitize the ceiling to eliminate mold/mildew. BMC 16.04.060(a)

**Common Stairway:**

Secure/repair the tread. BMC 16.04.060 (third step from bottom)

**Z-11:**

**Kitchen:**

Verify the garbage disposal functions as intended. BMC 16.04.060(c)

**Z-12:**

**Bathroom:**

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

Clean and sanitize where mold/mildew is present. BMC 16.04.060(a) (above the tub/shower)

**Z-13:**

See general violations.

**Z-14:**

See general violations.

**Z-15:**

**Living Room:**

Replace the outlet. BMC 16.04.060(b) (plugs will not stay plugged in to this outlet – east wall)

Repair the slider screen to close completely and to latch as intended. BMC 16.04.060(a)

**Kitchen:**

Verify there is no leak under the sink. BMC 16.04.060(c)

**Z-16:**

See general violations.

**Attics:**

**General Violation:**

Secure the junction box to the structure just inside the attic scuttle. BMC 16.04.060(b)

A junction box shall be supplied at each conductor splice. BMC 16.04.060(b) (above the light fixture for the common entryway)

**EXTERIOR:**

**General Statements –**

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)  
(Deck storage door and common entryways)

Replace the missing a/c coolant line insulation. BMC 16.04.050(a)

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

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



**Building F –**

Replace the missing dryer vent covers. BMC 16.04.050(a)

Secure the guardrail and the handrail at the north end of the building so they are capable of withstanding normally imposed loads. BMC 16.04.050(b)

**Building G –**

Properly re-connect the downspout at the northwest corner of the building. BMC 16.04.050(a)

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) (in the island east of building G)

**Building Q**

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

**Building R**

Cover the holes on the patios of units R1 and R2 to prevent the entry of rodents and pests. BMC 16.04.050(a)

**Building T:**

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

**Building U:**

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) (NW corner of the building)

**Building V:**

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (SW of building V west of the dumpster near the street)

**Building W:**

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) (tree between this building and the pool)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e) (at unit W11)

**Building X:**

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e) (at unit X11)

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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  
H.A.N.D.

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

Meeting Date: January 19, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-02

Address: 802 S. Maria Court

Petitioner: Mahdiah Mahdavinia

Inspector: Rob Council, Jo Stong

Staff Report: September 23, 2021: Conducted cycle inspection  
October 14, 2021: Mailed inspection report  
December 6, 2021: Owner scheduled reinspection for January 4, 2022  
December 28, 2021: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is seeking an extension of time to complete the power washing of the exterior siding.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: March 22, 2022

Attachments: Cycle Report, Appeal

**RECEIVED**  
DEC 06 2021

Page 1 of 2



**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:** 802 S Marla Ct

**Petitioner's Name:** Mahdleh Mahdavinia

**Address:** 3975 S Inverness Farm Rd

**City:** Bloomington **State:** Indiana  **Zip Code:** 47401

**Phone Number:** 4127367393 **E-mail Address:**

**Owner's Name:** Mohammad Mahdavinia

**Address:** 855 S College Mall Rd, #255

**City:** Bloomington **State:** Indiana  **Zip Code:** 47401

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

**Occupants:** Deborah Kornblau

- 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:** 22-TV-02

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 complying with all the items on the report, with one exception: The power washing of the north side of the house.

Our tenant, Miss Deborah Kornblau, has serious health concerns because of her chemical sensitivity to any chemicals used in powerwashing. She requested that we do the power washing when she is away on a trip during the summer. She is planning to go on a trip in June. Please consider an extension until the end of June.

For your information, we lived in this house before the tenant (who is our close friend) move in. We are planning to live in it in the future. We have spend more than 70,000 in refurbishing the house after we bought it a few years ago. We really do care for our house and it is in no way a neglected property. Even the walls and deck were power washed two years ago.

Signature (Required): *Mahdiah*

Name (Print): Mahdiah Mahdavinia Date: 12/6/2021

**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

**OCT 14 2021**

Mohammad Mahdavinia  
885 S College Mall Road Box #255  
Bloomington, IN 47401

RE: 802 S Maria 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 **DEC 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](http://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: Mahdieh (Mina) Mahdavinia: 3975 S Inverness Farm Road, Bloomington, IN 47401

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

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

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



**City Of Bloomington  
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

11254

Owner(s)

Mohammad Mahdavinia  
885 S College Mall Road Box #255  
Bloomington, IN 47401

Agent

Mahdieh (Mina) Mahdavinia  
3975 S Inverness Farm Road  
Bloomington, IN 47401

Prop. Location: 802 S Maria CT  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 09/23/2021  
Primary Heat Source: Gas  
Property Zoning: PUD  
Number of Stories: 2  
Landlord Has Affidavit: N/A

Inspector: Rob Council  
Foundation Type: Crawl Space  
Attic Access: Yes  
Accessory Structure: None

The Monroe County Assessors records indicate that this structure was built in 1993. These are the minimum egress requirements for one and two Family Dwellings built or altered between 1990 and 1996.

Clear opening height: 24"  
Clear opening width: 18"  
Sill height: 44" above finished floor  
Openable area: 4.75 sq. ft.

**INTERIOR:**

Entry:

No violations noted.

Living Room: (12'3 x 11'0)

No violations noted.

**Office:**

No violations noted.

**Kitchen: (10'3 x 10'2)**

No violations noted.

**Family Room: (26'4 x 12)**

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

**Garage:**

C Seal hole where gas flue penetrates east wall. BMC 16.04.060(a)

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

**Hall:**

C 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

C Repair light switch plate so that it sits flush on the wall. BMC 16.04.060(c)

**Hall bath:**

C Repair vent fan to function as intended. BMC 16.04.060(c)

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

**Second Floor**

**Master Bedroom: (18'11 x 12'0)**

No violations noted.

**Dimension of Existing Bedroom Egress windows (Year of Construction – 1996):**

Openable area required: 5.0 sq. ft.

Clear width required: 20"

Clear height required: 22"

Maximum Allowable Sill Height: 44" above finished floor

Existing area: 5.22

Existing width: 35

Existing height: 21.5

Existing sill: 32

**Master Bath:**

C Repair loose outlet to the right of sink. BMC 16.04.060(c)

**Hall Bath:**

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

**Hallway:**

C 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

**South Central Bedroom: (12'0 x 10'0) (Window egress same)**

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

C 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

**Northwest Bedroom: (12'0 x 13'0) (Window egress same)**

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

**Southwest Bedroom: (11'8 x 12'0) (Window egress same)**

C Repair outlet on South wall to function as intended. BMC 16.04.060(c)

**Exterior**

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

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. BMC 16.04.040(e)

N/C 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)

**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)

**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)**





City of Bloomington  
H.A.N.D.

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

Meeting Date: January 19, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-003

Address: 3111 S Lenard Springs Rd

Petitioner: Julie Kerr/Woodland Springs United LLC

Inspector: Arnold/McCormick/Chipman

Staff Report:

March 01, 2021	Cycle Inspection Scheduled
April 26, 2021	Cycle Inspection
May 05, 2021	Sent Cycle Inspection Report
June 18, 2021	Received BHQA Application
July 21, 2021	BHQA Granted Extension of Time
July 28, 2021	BHQA Life Safety Inspection Scheduled
September 08, 2021	BHQA Life Safety Reinspection
December 14, 2021	Received BHQA Application

This is a second request for extension of time. The Board granted an extension of time at the July 21, 2021 meeting. That extension provided for a life safety inspection deadline of August 04, 2021 and an inspection for all other items of September 21, 2021. The life safety inspection was scheduled on July 28, 2021 for September 08, 2021. All life safety items were in compliance at that time. There has not been a reinspection for all other violations on the Cycle Inspection Report. The petitioner is requesting additional time to complete those repairs due to staffing issues.

Staff recommendation: Grant the extension of time to complete the repairs

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

Compliance Deadline: February 19, 2022

20

Attachments:

Application, RV Report



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

RECEIVED  
DEC 14 2021

BY: .....

Property Address: 3111 S Leonard Springs Rd Bloomington, IN 47403

Petitioner's Name: Julia Kerr

Address: 3111 S Leonard Springs Rd - Woodland Springs United LLC

City: Bloomington State: Indiana Zip Code: 47403

Phone Number: E-mail Address:

Owner's Name: Woodland Springs United LLC

Address: 3111 S Leonard Springs Rd

City: Bloomington State: Indiana Zip Code: 47403

Phone Number: 8123365603 E-mail Address: jkerr@hayesgibson.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 agendal

(Will be assigned by BHQA)  
Petition Number: 22-TV-03

CC, MM, 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.

Need more time to complete repairs due to lack of staff. We have 1 Maintenance Tech to take care of 281 units and to complete city inspection repairs. We also are having our Fire Extinguisher inspections on Dec 14 and 15th.

Signature (Required):

*Julia Kerr Community Manager*

Name (Print):

*Julia Kerr*

Date:

*12-14-21*

**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**

927

Owner(s)

Woodland Springs United Llc  
2565 South Breaking A Way Suite 200  
Bloomington, IN

Agent

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

Prop. Location: 3111 S Leonard Springs RD

Number of Units/Structures: 118/7

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 30/2/5, Bld B: 10/3/5 10/1/5 8/2/5, Bld C: 10/1/5  
10/3/5, Bld D: 8/3/5 8/1/5, Bld E: 8/2/5, Bld F: 8/2/5, Bld G: 8/2/5

Date Inspected: 04/26/2021

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Rob Council

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

**REINSPECTION REQUIRED**

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. 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.

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City Hall

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

401 N Morton St

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

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Bloomington, IN 47404

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

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 16.10.010 of the Bloomington Municipal Code.

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

**Note: Only rooms with violations are listed on this report**

**Building A:**

**Unit 21:**

**Kitchen:**

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

**Building B:**

**Unit 1:**

**Kitchen:**

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

Replace the electrical outlet cover to the left of sink. (Needs a blank instead of switch cover) BMC 16.04.0040 (b)

**Unit 4:**

**Kitchen:**

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

**Bathroom:**

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

**Unit 6:**

**Kitchen:**

Properly repair the dishwasher so that it functions as intended. (Leaking water per tenant) BMC 16.04.060 (c)

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

**Unit 7:**

**Kitchen:**

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

**Unit 8:**

**Bathroom:**

Properly repair the toilet to function as intended. (Water running) BMC 16.04.060 (c)

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

Properly repair the damaged ceiling above the shower. BMC 16.04.060 (a)

**Unit 9:**

**Bathroom:**

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

**Middle Bedroom:**

Properly secure the loose electrical outlet on the west wall. BMC 16.04.060 (b)

**Unit 12:**

**Kitchen:**

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

**Unit 13:**

**Bathroom:**

Properly repair the sink to function as intended. (Clogged) BMC 16.04.060 (c)

**Unit 15:**

**Kitchen:**

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

**Bedroom:**

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

**Unit 18:**

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)

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

**Unit 23:**

**Kitchen:**

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

**Unit 24:**

**Living Room:**

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

**Bathroom:**

Eliminate the mold/mildew growth at the windows. BMC 16.04.060(a)

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

**Building C:**

**Unit 2:**

**Dining Room:**

Repair/replace the deteriorated portion of the window sill. BMC 16.04.060(a)

**Unit 4:**

**Bedroom 1:**

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

**Hallway:**

Clean the return air vent. BMC 16.04.060(c)

**Unit 5:**

**Living Room:**

Repair window to latch securely. BMC 16.04.060(b) (Tenant removed window latches)

**Bathroom:**

Eliminate the leak at the base of the tub faucet. BMC 16.04.060(c)

**Unit 7: (COVID)**

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

**Bathroom:**

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

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



**Unit 8:**

**Bedroom 1:**

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

**Unit 9:**

**Dining Room:**

Seal the crack where the window frame meets the window sill. BMC 16.04.060(a)

**Bathroom:**

Eliminate the drip at the tub faucet. BMC 16.04.060(c)

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

**Unit 11:**

**Kitchen:**

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

**Unit 12:**

**Bathroom:**

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

**Unit 13:**

**Bathroom:**

Verify there is no leak from the ceiling above the tub. (Tenant indicated a repair had been made but there was still a leak)

**Building D:**

**Unit 12:**

**Bedroom:**

Repair the lower sash to stay on track. BMC 16.04.060(b)

**Unit 13:**

**Bathroom:**

Eliminate the leak at the tub faucet. BMC 16.04.060 (c)

**Building E:**

**Unit 5:**

**Bathroom:**

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

Repair or replace the damaged and deteriorated trim and caulking where the bathtub meets the floor.  
BMC 16.04.060(a)

**OTHER REQUIREMENTS**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d); All 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: January 19, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-4

Address: 422-424 E. 6<sup>th</sup> Street

Petitioner: Tim Vinson-Chastain (on behalf of Brawley Property Management)

Inspector: Jo Stong

Staff Report: July 13, 2021: Conducted cycle inspection  
July 29, 2021: Mailed inspection report  
November 9, 2021: Conducted reinspection. All but painting complied.  
December 7, 2021: Received appeal.

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found, including interior and exterior painting of window frames and sills. The petitioner is seeking an extension of time to both paint and replace the windows.

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: April 1, 2022

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

Property Address: 424 E 6th st, Bloomington Indiana

Petitioner's Name: Tim Vinson-Chastain (on behalf of Brawley Property Management)

Address: 616 S College Mall Road

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8123222307 E-mail Address: tim@thebrawleygroup.com

Owner's Name: BMI Properties LLC

Address: PO Box 5543

City: Bloomington State: Indiana Zip Code: 47407

Phone Number: E-mail Address: jeff@thebrawleygroup.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: 22-TV-4

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 only remaining items are painting some window trim (inside and out). Due to weather conditions (cold weather), the exterior painting needs to be postponed.

Additionally, we would like some time to get estimates on window replacements (instead of just repainting existing windows). Our current lead times on windows are 10-14 weeks based on what our supplies are telling us now.

Please extend timeline to May 2022 if possible.

Signature (Required): \_\_\_\_\_

Name (Print): Tim Vinson-Chastain

Date: \_\_\_\_\_

Important information regarding this application format:

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

Print Form



**City Of Bloomington**  
**Housing and Neighborhood Development**  
**RENTAL INSPECTION INFORMATION**

**JUL 29 2021**

BMI Properties LLC  
P.O. Box 5543  
Bloomington, IN 47407

RE: 424 E 6th ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **SEP 27 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](http://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: Brawley Property Management: P.O. Box 5543, Bloomington, IN 47407

City Hall  
Email: [hand@bloomington.in.gov](mailto: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

ce



**City Of Bloomington**  
**Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

2194

Owner

BMI Properties LLC  
P.O. Box 5543  
Bloomington, IN 47407

Agent

Brawley Property Management  
P.O. Box 5543  
Bloomington, IN 47407

Prop. Location: 424 E 6th ST

Number of Units/Structures: 3/2

Units/Bedrooms/Max # of Occupants: Bld 422: 1/4/5 1/5/5, Bld 424: 1/5/5

Date Inspected: 07/13/2021

Primary Heat Source: Gas, Electric

Property Zoning: MD

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Jo Stong

Foundation Type: Basement, Slab

Attic Access: No

Accessory Structure: None

Monroe County Assessor's records indicate that Unit 424 E. 6th was built in 1900.  
There were no requirements for emergency egress at the time of construction.

Units 422 E. 6<sup>th</sup> Street #1 and #2 were built in 2017.  
These are the minimum requirements for emergency egress windows at the time of construction:

Openable area required: 5.0 sq. ft. ground floor openings  
5.7 sq. ft. all others  
Clear width required: 20"  
Clear height required: 22"  
Maximum Allowable Sill Height: 44" above finished floor

**Existing Egress Window Measurements (casement) in sleeping rooms of Unit 422:**

Height: 42 inches

Width: 28 inches

Sill Height: 31 inches

Openable Area: 8.17 sq. ft.

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

INTERIOR:

424 E. 6<sup>th</sup> Street

General Violations:

- 1) Remove all trash and debris from the unit. BMC 16.04.060(b)
- 2) There was no hot water in this unit at the time of the Cycle Inspection. The hot water 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)

East Living Room (15-6 x 15-0):

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

Repair the latch on the door to function as intended. BMC 16.04.060(b)

West Living Room (12-0 x 10-9) (being used as a bedroom):

The window must be checked at the reinspection (blocked by previous tenants' possessions).

Dining Room (13-3 x 12-4):

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

Kitchen (14-3 x 8-7):

Repair the broken southeast window. BMC 16.04.060(a)

Hall:

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

Laundry:

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

Properly secure the outlet to the wall. BMC 16.04.060(b)

Securely reconnect the dryer ducting to the dryer. Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. BMC 16.04.060(c)

Southwest Bedroom (15-0 x 10-4):

Repair the west window to function as intended (will not open). Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Properly secure the pane in the top sash, and replace any missing or deteriorated glazing compound. BMC 16.04.060(b)

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

Bath:

No violations noted.

**SECOND FLOOR**

Southeast Bedroom (16-3 x 12-4):

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



Existing Egress Window Measurements:

Height: 31 inches  
Width: 24 inches  
Sill Height: 14.5 inches  
Openable Area: 5.17 sq. ft.

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

Southwest Bedroom (15-0 x 10-4):

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

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

Existing Egress Window Measurements:

Height: 29 inches  
Width: 30.5 inches  
Sill Height: 15 inches  
Openable Area: 6.14 sq. ft.

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

Bath:

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

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

Northwest Bedroom (12-0 x 8-10), Northeast Bedroom (15-4 x 13-4):

No violations noted.

**Note: Egress window measurements are the same as in the southwest bedroom.**

**BASEMENT (gas furnace)**

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

Ensure that there is no leak in the air conditioning system and that all ductwork is properly and securely installed (insulated flex ductwork had heavy condensation). BMC 16.04.060(c)

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

Repair the clogged floor drain. BMC 16.04.060(c)

Replace the non-functioning water heater. BMC 16.04.060(c)

**422 E. 6<sup>th</sup> Street**

**NORTH UNIT (4BR)**

Living Room (20-1 x 17-0), Kitchen (17-0 x 6-0), Mechanical Room (electric furnace), Full Bath, Laundry:

No violations noted.

**Second Floor**

Balcony, Northwest Bedroom (14-9 x 13-2), Hall, Bath, Northeast Bedroom (14-8 x 12-10):

No violations noted.

**Third Floor**

Stairway:

Complete the installation of the floor covering on the stairs. BMC 16.04.060(a)

Balcony, Northwest Bedroom (13-2 x 13-2), Bath, Northeast Bedroom (17-2 x 13-0):

No violations noted.

**SOUTH UNIT (5BR)**

Kitchen (19-0 x 8-0):

Properly repair and attach/remount the sink, and caulk/seal it to prevent water infiltration. BMC 16.04.060(c)

Living Room (20-1 x 19-0), Kitchen (19-0 x 8-0), Mechanical Room, Bath, Laundry:

No violations noted.

**Second Floor**

Bath:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Balcony, Southwest Bedroom (16-2 x 13-1), Southeast Bedroom (15-2 x 13-1):

No violations noted.

**Third Floor**

Bath:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Southwest Bedroom (16-2 x 12-0), Southeast Bedroom (13-0 x 11-0):

No violations noted.

South Center Bedroom (14-2 x 11-4):

No violations noted.

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

**EXTERIOR:**

**Unit 422**

No exterior violations noted.

~~Unit 422~~ 422

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

Replace the guardrail on the front porch on the east side. BMC 16.04.050(b)

Replace all rotting or buckled porch floor boards. BMC 16.04.050(a)

Remove the vines that are growing on the exterior walls and the porch ceiling. BMC 16.04.050(a)

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

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

**OTHER REQUIREMENTS:**

**Furnace Inspection Documentation**

Thoroughly clean and service the furnace for unit 424 E. 6<sup>th</sup> Street, 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 Extension of Time**

Meeting Date: January 22, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-5

Address: 711 N Lincoln

Petitioner: Tim Vinson-Chastain

Inspector: Chastina Chipman

Staff Report: October 6, 2021 Completed cycle inspection  
October 26, 2021 Sent cycle report  
December 7, 2021 Received BHQA application  
December 10, 2021 Tim scheduled reinspection  
December 21, 2021 Completed reinspection  
December 23, 2021 Mailed remaining violations report

During a cycle inspection of this property violations of Title 16 were found including an exterior block wall that needs to be rebuilt. The petitioner is requesting an extension of time due to the weather and time to receive the materials.

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: April 1, 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**

**Property Address:** 711 N Lincoln

**Petitioner's Name:** Tim Vlnson-Chastain (on behalf of Brawley Property Management)

**Address:** 616 S College Mall Road

**City:** Bloomington **State:** Indiana  **Zip Code:** 47401

**Phone Number:** 8123222307 **E-mail Address:** tim@thebrawleygroup.com

**Owner's Name:** BMI Properties LLC

**Address:** PO Box 5543

**City:** Bloomington **State:** Indiana  **Zip Code:** 47407

**Phone Number:** \_\_\_\_\_ **E-mail Address:** jeff@thebrawleygroup.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 agendal.

(Will be assigned by BHQA)  
Petition Number: 22-TV-5

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.

Due to weather and labor difficulties during the colder months, we would like an extension for replacing the exterior wall at the sidewalk. Contractors have estimated several weeks to get materials and approximately a week to two weeks of work after materials are on site.

Please extend timeline to April 2022 if possible.

Signature (Required): \_\_\_\_\_

Name (Print): Tim Vinson-Chastain

Date: \_\_\_\_\_

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

**Print Form**



**City Of Bloomington**  
**Housing and Neighborhood Development**

**DEC 23 2021**

REMAINING VIOLATION INSPECTION REPORT

1235

Owner(s)

Bmi Properties Llc  
Po Box 5543  
Bloomington, IN 47407

Agent

Brawley Property Management  
Po Box 5543  
Bloomington, IN 47407

Prop. Location: 711 N Lincoln ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 10/06/2021  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 2  
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: None

**REINSPECTION REQUIRED**

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

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

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

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

**EXTERIOR:**

Properly repair the retaining wall on the east side of the house. (Leaning and loose blocks) BMC 16.04.050  
(a)

7CL

**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.**





City of Bloomington  
H.A.N.D.

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

Meeting Date: 01/19/22  
Petition Type: An extension of time to complete repairs  
Petition Number: 22-TV-06  
Address: 1435 W. Allen St.  
Petitioner: Campus Cribs LLC  
Inspector: Rob Council  
Staff Report: 09/07/21 Conducted Cycle Inspection.  
09/28/21 Inspection Report Mailed.  
12/06/21 Received Appeal  
12/07/21 Conducted Reinspection. All but windows complied.

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including windows that would not remain up on their own.

Petitioner is seeking an extension of time to complete repair of windows.

Staff recommendation: Grant an extension of time.  
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.  
Compliance Deadline: 02/11/22  
Attachments: Cycle report and appeal.



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

Property Address: 1435 W Allen St

Applicant's Name: Campus Cribs, LLC

Address: 9594 E Sterling Ave

City: Bloomington

State: Indiana



Zip Code: 47409

Phone Number: 8123209472

E-mail Address: info@campus-cribs.com

Company Name: Campus Cribs, LLC

City:

State:



Zip Code:

Phone Number:

E-mail Address:

The following conditions must be found in each case in order for the Board to consider the request:  
1. The petition is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.

2. The petition does not state that the property to which the exception is to apply will not be adversely affected.

3. The petition is in the form that you are requesting from the following drop down menu:

4. The petition is for a request to complete repairs. (Petition Type: TV)



5. All appeals must be submitted with the Appeal Form and all other information considered to be necessary to complete the appeal. All appeals must be submitted in person to the Board of Housing Quality Appeals in order to be considered for a hearing.

Will be assigned by BHCW

Petition Number: 22-TV-06

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 alternatives 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: IV)
  - 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. Appeal from an administrative decision. (Petition type: AA)
  - 1. Specify the decision being appealed and the relief you are seeking.
- D. Renewal of variance. (Petition type: AV)
  - 1. Detail the existing variance.
  - 2. Specify the reason the variance is no longer needed.

One window replaced to open/close as intended but also needs the pane replaced for sealing purposes. City estimates ordered but it will not be in for 4-6 weeks. Please extend this item to Jan 11, 2022. All other repairs/replacements and inspection have been completed and will be ready for re-inspection on Dec. 7, 2021.

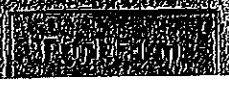
Signature (in blue ink) \_\_\_\_\_

Printed name and address \_\_\_\_\_

Phone number 12-6-2-3

1. All requests regarding the appeal should be made in writing and must be filed with the City Clerk's Office. If you are submitting a request by mail, please include a return address and a self-addressed manila envelope for the return of your request. If you are submitting a request in person, please bring a self-addressed manila envelope for the return of your request.

2. This document may be used for your records 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 28 2021**

Campus Cribs, Llc  
3684 E Sterling Avenue  
Bloomington, IN 47401

RE: 1435 W Allen ST

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

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

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

If the owner's or agent's contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found at [www.bloomington.in.gov/hand](http://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: Smith, Heidi: 3684 E Sterling Avenue, Bloomington, IN 47401

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

AK



**City Of Bloomington**  
**Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

5466

Owner(s)

Campus Cribs, Llc  
3684 E Sterling Avenue  
Bloomington, IN 47401

Agent

Smith, Heidi  
3684 E Sterling Avenue  
Bloomington, IN 47401

Prop. Location: 1435 W Allen ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 09/07/2021  
Primary Heat Source: Electric  
Property Zoning: PUD  
Number of Stories: 3  
Landlord Has Affidavit: N/A

Inspector: Rob Council  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1997.  
Minimum requirements for emergency egress windows at the time of construction.

Openable area required: 4.75 sq. ft.; 5.7 sq. ft. if removing sashes  
Clear width required: 20" for double hung windows; 18" for casements  
Clear height required: 22"  
Maximum Allowable Sill Height: 44" above finished floor

**INTERIOR:**

**Note:** Room dimensions are in the file and are not included in this report.

**Living Room:**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. 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

**Kitchen/Dining:**

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

**Laundry/Bath:**

- C Repair running toilet. BMC 16.04.060(c)
- C Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)
- C Properly repair existing patch, surface coat damaged or stained ceiling area. BMC 16.04.060(a)

**Upper Level**

**Hallway:**

- C 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:**

No violations noted.

**Front Bedroom:**

No violations noted.

**Rear Bedroom:**

No violations noted.

**Master Bedroom:**

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC 16.04.060(a)

BIQA → Repair window so that it stays up on its own. BMC 16.04.060(a)

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

**Garage:**

No violations noted.

**BASEMENT**

**Family Room:**

- C 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:**

No violations noted.

Exterior

Shore up or replace step to front door and driveway in a manner that provides a level footing.

C BMC 16.04.040(a)

C Remove the vines that are growing on the structure. BMC 16.04.050(a)

OTHER REQUIREMENTS

Inventory Damage List

C 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: January 19, 2022

Petition Type: Relief from an administrative decision

Petition Number: 22-AA-07

Address: 904 E. University St.

Petitioner: Garret Dowdy dba Jamar Properties

Inspector: Mike Arnold

Staff Report: March 3, 2021 – Completed Cycle Inspection  
June 8, 2021 – Mailed Remaining Violations Report  
August 13, 2021 – Received BHQA Application for window  
September 17, 2021 – NOBA mailed BHQA deadline 10-15-21  
October 8, 2021 – Re-inspection scheduled for 11-08-21  
October 26, 2021 – Tenant filed complaint  
December 12, 2021 – Received BHAQ Application for soffit

At the cycle inspection there were multiple (4) violations of Title 16 noted at the March 2021 cycle inspection. The petitioner previously received an extension of time at the September 2021 BHQA meeting to repair a window that had 2 violations. Those items were complied.

The petitioner is now requesting relief from an administrative decision. It was noted at the cycle that the soffit on the SW corner of the house need to be repaired. The petitioner is asking for relief from repairing this item stating proximity to the electrical wires & difficulty in securing a contractor and conflicts with the electric company.

Staff recommendation: Deny the Relief from Administrative decision.

Conditions: Complete all repairs noted 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: January 31, 2022

Attachments: Application for Appeal; Remaining Violation Report

AK





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

RECEIVED DEC 00 2021 BY: .....

Property Address: 904 E. University street

Petitioner's Name: Garret Dowdy DBA Jamar Properties

Address: 220 E. 17th street

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-675-6790 E-mail Address: aC.Jamar Properties@outlook.com

Owner's Name: Morgan Walker LLC

Address: 3801 N Capital of TX Hwy STE E240 Pmb 304

City: Austin State: Texas Zip Code: 78746

Phone Number: 817-291-2067 E-mail Address: KL.Kiraly@gmail.com

Occupants: Cassidy Stose, Katherine Ferry, Mallory Figel

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: Facia Be exempt from being fixed due to power lines
Relief From Admin. 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: 22-AA-07

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.

Fava is falling down underneath the Roof line right next to major power lines. Duke will not turn off the power and no other contractors will take the job. It is impossible to fix this issue.

Signature (Required): Garret Dowdy  
Name (Print): Garret Dowdy Date: 12/10/2021

**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**

REMAINING VIOLATION INSPECTION REPORT

**NOV 22 2021**

9440

Owner(s)

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

Agent

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

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

Date Inspected: 03/05/2021  
 Primary Heat Source: Gas  
 Property Zoning: R3  
 Number of Stories: 2  
 Landlord Has Affidavit: N/A

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

**REINSPECTION REQUIRED**

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

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

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

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

City Hall  
 Email: [hand@bloomington.in.gov](mailto: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

AR

**Exterior:**

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

**Other Requirements:****Furnace Inspection Documentation:**

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

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

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: January 19, 2022  
Petition Type: An extension of time to complete repairs.  
Petition Number: 22-TV-09  
Address: 400 South Grant Street.  
Petitioner: Dennis Williams  
Inspector: Kenny Liford  
Staff Report: August 17<sup>th</sup>, 2021 Completed Cycle Inspection Report  
December 6<sup>th</sup>, 2021 Completed re-inspection  
December 10<sup>th</sup>, 2021 BHQA application received

The agent has requested an extension of time to complete exterior repairs. Owner has a contractor and clean up and repairs have begun.

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: April 1<sup>st</sup>, 2022

Attachments: Cycle report, BHQA Appeal

*BBM*

RECEIVED  
DEC 09 2021  
BY: .....



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

**Property Address:** 400 S. Grant Ave

**Petitioner's Name:** Dennis Williams

**Address:** 9375 S. Pointe Lasalles Dr

**City:** Bloomington **State:** Indiana  **Zip Code:** 47401

**Phone Number:** 8123699343 **E-mail Address:** dlwilliamsicarus@yahoo.com

**Owner's Name:** Dennis Williams

**Address:** 9375 S. Pointe Lasalles Dr.

**City:** Bloomington **State:** Indiana  **Zip Code:** 47401

**Phone Number:** 8123699343 **E-mail Address:** dlwilliamsicarus@yahoo.com

**Occupants:** Noah Linn, Kevin Silverstein, Ben Pinsel, Chris Wood, Matt Eitel, Declan Thinnis

**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: 22-TV-09

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 have a contractor hired to make repairs on the damaged roof at the rear of the house, and although he has started the clean up and repairs, due to labor shortages he has not been able to complete the work. The damage is barely visible from the street and would not be noticed by most people, and the tenants are not affected by the unfinished repairs, since there is no leakage. Due to the shortage of help, I am requesting an extension until March 31, 2022, to allow the contractor to finish the repairs.

Signature (Required): Dennis G. Williams

Name (Print): Dennis Williams Date: 12/9/21

**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**

**SEP 15 2021**

RENTAL INSPECTION INFORMATION

Dennis Williams - Bloomsday Properties  
9375 S Pointe Lasalles Dr  
Bloomington, IN 47401

RE: 400 S Grant ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **NOV 14 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](http://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](mailto: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

XW





**City Of Bloomington  
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

571

Owner(s)

Dennis Williams - Bloomsday Properties  
9375 S Pointe Lasalles Dr  
Bloomington, IN 47401

Prop. Location: 400 S Grant ST  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5 1/1/5

Date Inspected: 08/17/2021  
Primary Heat Source: Gas  
Property Zoning: RH  
Number of Stories: 2  
Landlord Has Affidavit: N/A

Inspector: Kenny Liford  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: None

Monroe County records show this structure was built in 1899. There were no minimum emergency egress requirements at the time of construction.

INTERIOR

Lower Level Unit

Entry

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

Living Room (13-5 x 10-0), Kitchen, Bathroom  
No violations noted.

Furnace Closet

A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

Bedroom (14-9 x 9-10): Exterior door for egress.  
No violations noted.

Main Level Unit

Living Room (20-2 x 12-0), Kitchen  
No violations noted.

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

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City Hall

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

401 N Morton St

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

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Bloomington, IN 47404

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

**Main Level Unit (Continued)**

**Back Porch Room**

Secure the loose electrical receptacle by the fuse panel. BMC 16.04.060(b)

**Laundry Room, Hallway, Bathroom**

No violations noted.

**Bedroom (14-5 x 14-5)**

No violations noted.

**Existing Egress:**

**Height: 26 inches**

**Width: 29.5 inches**

**Sill Height: 26 inches**

**Openable Area: 5.32 sq. ft.**

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

**Upper Level**

**NE Bedroom (14-6 x 8-3), SW Bedroom (14-5 x 11-7), NW Bedroom (14-4 x 12-3)**

No violations noted.

**Existing Egress:**

**Height: 26 inches**

**Width: 29.5 inches**

**Sill Height: 26 inches**

**Openable Area: 5.32 sq. ft.**

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

**SE Bedroom (14-0 x 12-0)**

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

**Existing Egress:**

**Height: 26 inches**

**Width: 29.5 inches**

**Sill Height: 26 inches**

**Openable Area: 5.32 sq. ft.**

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

**EXTERIOR**

Repair or replace damaged or deteriorating roofing and gutter. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

SHBA

**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: January 19, 2022  
Petition Type: An extension of time to complete repairs  
Petition Number: 22-TV-10  
Address: 447 W. Hoosier Ct.  
Petitioner: Maddie Ubelhor  
Inspector: Rob Council  
Staff Report: September 13, 2021- Conducted Cycle Inspection  
October 08, 2021- Mailed Cycle Report  
December 09, 2021- Conducted Reinspection  
December 20, 2021- Received Appeal

During a cycle inspection of the above property, violations of TITLE 16 were found. Including windows that wouldn't function as intended.

Petitioner is seeking an extension of time to complete repairs.

Staff recommendation: Grant extension of time.

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

Compliance Deadline: March 01, 2022

Attachments: Remaining Violations Report, Appeal, Repair Estimate.

EM



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  
DEC 13 2021

BY: .....

Property Address: Hoosier Court Apartments

Petitioner's Name: Maddie Ubelhor

Address: 447 W Hoosier Court Ave

City: Bloomington State: Indiana Zip Code: 47404

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

Owner's Name: Sam Okner

Address: 2210 Main Street

City: Evanston State: Illinois Zip Code: 60202

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

Occupants: Michael Milner, Kyler Soliman, Chase Retter

**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: 22-TV-10

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 is the window in Bedroom 1 of this unit. We have ordered the hardware to make the repair, but with delays in orders and shipping, the hardware is not expected to be here until mid-late January. We would like to request the extension for reinspection to be February 16th, 2022 to ensure enough time for the hardware to arrive and install it.

Signature (Required): 

Name (Print): Maddie Uebelhor

Date: 12.10.21

**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**

**DEC 21 2021**

REMAINING VIOLATION INSPECTION REPORT

4732

Owner(s)

Hunter Bloomington Properties  
2201 Main Street  
Evanston, IL 60202

Agent

Tara White- Hunter Bloomington Properties  
1200 S Rolling Ridge Way - Office  
Bloomington, IN 47403

Prop. Location: 447 W Hoosier Court AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 09/13/2021  
Primary Heat Source: Electric  
Property Zoning: MS  
Number of Stories: 2  
Landlord Has Affidavit: N/A

Inspector: Rob Council  
Foundation Type: Crawl Space  
Attic Access: Yes  
Accessory Structure: None

Variance: 03/16/2011 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on February 01, 2011 for the egress requirements. Project Name: HOOSIER COURT WINDOW EGRESS #2; Variance Number: 11-02-25.

**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.

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City Hall  
Email: [hand@bloomington.in.gov](mailto: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

**Bedroom 1 (11-5 x 9-5):**

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

**This is the end of the report.**



Serenity Glass, LLC  
 1082 Bryantsville Rd  
 Mitchell, IN 47446 US  
 serenityglassllc@outlook.com

**Estimate**



ADDRESS  
 HUNTER PROPERTIES  
 BLOOMINGTON, IN 47403

**RECEIVED**  
 DEC 13 2021

BY: .....

ESTIMATE #      DATE  
 1038              11/18/2021

P.O. NUMBER  
 Hoosier Court - 447 Bdrm 1

DATE	QTY	ACTIVITY	DESCRIPTION	RATE	AMOUNT
	2	HARDWAREHW	HARDWAREHW 62A-29HD-2 BALANCE	31.34	62.68
	2	HARDWAREHW	HARDWAREHW 62-517	7.64	15.28
	1	LABOR-1-1	LABOR-1-1	85.00	85.00
			SUBTOTAL		162.96
			TAX (0.07)		1.07
			TOTAL		<b>\$164.03</b>

Accepted By

Accepted Date



City of Bloomington  
H.A.N.D.

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

Meeting Date: January 19, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-11

Address: 206 S. Smith Rd.

Petitioner: Michael Plaza

Inspector: Rob Council

Staff Report: October 08, 2021- Conducted Cycle Inspection.  
October 26, 2021- Mailed Report.  
December 28, 2021- Received Appeal.

During a cycle inspection of the above property, violations of TITLE 16 were found. Including dead tree in backyard.

Petitioner is seeking an extension of time to complete removal of tree from property.

Staff Recommendation: Grant an extension of time.

Conditions: Complete all repairs noted above 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: March 31, 2022 for removal of tree.

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

Property Address: 206 S Smith Rd

Petitioner's Name: Michael Plaza

Address: 1613 S Nancy St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 272 7117 E-mail Address: michaelplaza@hotmail.com

Owner's Name: Michael Plaza

Address: same

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Occupants: Jon + Janice Schaffer + kids

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

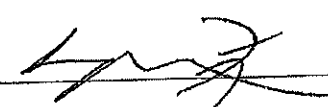
Reminder:  
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)  
Petition Number: 22-TV-11

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 remove a large tree, weather permitting I need 2.5 months.

Signature (Required):   
Name (Print): Michael Plaza Date: 12/13/21

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

Print Form



**City Of Bloomington  
Housing and Neighborhood Development**

**RENTAL INSPECTION INFORMATION**

Michael J. Plaza  
1613 S Nancy St  
Bloomington, IN 47401

RE: 206 S Smith 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 \_\_\_\_\_ 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](http://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](mailto: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

6909

Owner(s)

Michael J. Plaza  
1613 S Nancy St  
Bloomington, IN 47401

Prop. Location: 206 S Smith RD  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 10/08/2021  
Primary Heat Source: Gas  
Property Zoning: R2  
Number of Stories: 2  
Landlord Has Affidavit: N/A

Inspector: Rob Council  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1962.  
There were no requirements for emergency egress at the time of construction.

INTERIOR

Living Room: (17x13)

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

Kitchen: (13x9)

Repair hood vent 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

Hall Bath:

No violations noted.

**NE Bedroom: (9x11)**

No violations noted.

**Existing Egress:**

**Height: 31 inches**

**Width: 31 inches**

**Sill Height: 46 inches**

**Openable Area: 6.67 sq. ft.**

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

**SE Bedroom (10x15): Same window as above.**

Replace torn screen in South Window BMC 16.04.060(c)

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

**Master BR/Bath: (17x11): Exterior door for egress.**

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)

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

Repair or Replace cracked window. BMC 16.04.060(a) (West wall in bathroom)

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

**Basement**

**Stairway:**

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

**Laundry/Mechanical Room, Mud Room (9x13)**

No violations noted.

**Family Room: (16x14)**

Remove bedding from this room. Does not meet minimum egress for a sleeping area. BMC 16.04.060(b)

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

**Bathroom:**

No violations noted.

**Bedroom: (11x13)**

No violations noted.

**Existing Egress:**

**Height: 31 inches**

**Width: 19 inches**

**Sill Height: 53 inches**

**Openable Area: 4.09 sq. ft.**

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

**EXTERIOR**

**Front Steps:**

Every flight of interior stairs with 3 or more risers and every flight of exterior stairs with 2 or more risers shall be provided with handrails. Porches, balconies, decks or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Guards and handrails on opens sides of stairs shall be provided with intermediate railings that do not allow passage of a 4" diameter sphere. BMC 16.04.020

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

Remove the vines that are growing on the structure. BMC 16.04.050(a)

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

Remove debris from roof BMC 16.04.050(a)

**OTHER REQUIREMENTS**

**Furnace Inspection Documentation**

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

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

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

**This is the end of this report.**





City of Bloomington  
H.A.N.D.

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

Meeting Date: January 19, 2022  
Petition Type: An extension of time to complete repairs  
Petition Number: 22-TV-12  
Address: 550 W. Hoosier Ct.  
Petitioner: Maddie Ubelhor  
Inspector: Rob Council  
Staff Report: September 13, 2021- Conducted Cycle Inspection  
October 08, 2021- Mailed Cycle Report  
December 09, 2021- Conducted Re-inspection  
December 20, 2021- Received Appeal

During a cycle inspection of the above property, violations of Title 16 were found. Including windows that wouldn't function as intended. Petitioner is seeking an extension of time to complete repairs to the windows.

Staff recommendation: Grant extension of time.

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

Compliance Deadline: March 01, 2022

Attachments: Remaining Violations Report, Appeal, Repair Estimate.



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  
DEC 13 2021

BY: .....

Property Address: Hoosier Court Apartments

Petitioner's Name: Maddie Ubelhor

Address: 550 W Hoosier Court Ave

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123300528

E-mail Address: maddie.ubelhor@hunterbloomington.com

Owner's Name: Sam Okner

Address: 2201 Main Street

City: Evanston

State: Illinois



Zip Code: 60202

Phone Number: 8473065534

E-mail Address: sam@samokner.com

Occupants: Isabella Milles, Liam McGouldrick, Alexandra Mihut

**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: 22-TV-12

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 is the window in the front right bedroom of this unit. We have ordered the glass to make the repair, but with delays in orders and shipping, the glass is not expected to be here until mid-late January. We would like to request the extension for reinspection to be February 16th, 2022 to ensure enough time for the glass to arrive and install it.

Signature (Required): 

Name (Print): Maddie Ubelhor

Date: 12.10.21

**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

Serenity Glass, LLC  
1082 Bryantsville Rd  
Mitchell, IN 47446 US  
serenityglassllc@outlook.com

Estimate

**RECEIVED**  
DEC 13 2021

BY: .....



ADDRESS  
HUNTER PROPERTIES  
BLOOMINGTON, IN 47403

ESTIMATE #      DATE  
1036              11/18/2021

P.O. NUMBER  
Hoosier Court - 550 Fr Rt Bdrm

DATE	QTY	ACTIVITY	DESCRIPTION	RATE	AMOUNT
	1	INSULATED UNIT	35-1/8 x 26-1/8 DSB ANNEALED LOW-E NO MUNTINS	146.11	146.11T
	1	LABOR-1-1	LABOR-1-1	85.00	85.00
			SUBTOTAL		231.11
			TAX (0.07)		10.23
			TOTAL		<b>\$241.34</b>

Accepted By

Accepted Date



**City Of Bloomington  
Housing and Neighborhood Development**

**REMAINING VIOLATION INSPECTION REPORT**

**DEC 21 2021**

4857

Owner(s)

Hunter Bloomington Properties  
2201 Main Street  
Evanston, IL 60202

Agent

Tara White- Hunter Bloomington Properties  
1200 S Rolling Ridge Way - Office  
Bloomington, IN 47403

Prop. Location: 550 W Hoosier Court AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 09/13/2021  
Primary Heat Source: Electric  
Property Zoning: MS  
Number of Stories: 2  
Landlord Has Affidavit: N/A

Inspector: Rob Council  
Foundation Type: Crawl Space  
Attic Access: Yes  
Accessory Structure: None

Variance: 03/16/2011 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on February 01, 2011 for the egress requirements. Project Name: HOOSIER COURT WINDOW EGRESS #2; Variance Number: 11-02-25.

**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.

---

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

**Upper Level:**

**Front Right Bedroom (11-5 x 9-5):**

The seals on the window(s) in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC 16.04.060(a)

**This is the end of the report.**



City of Bloomington  
H.A.N.D.

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

Meeting Date: January 19, 2022  
Petition Type: An extension of time to complete repairs  
Petition Number: 22-TV-13  
Address: 536 W. Hoosier Ct.  
Petitioner: Maddie Ubelhor  
Inspector: Rob Council  
Staff Report: September 13, 2021- Conducted Cycle Inspection  
October 08, 2021- Mailed Cycle Report  
December 09, 2021- Conducted Re-inspection  
December 20, 2021- Received Appeal

During a cycle inspection of the above property, violations of TITLE 16 were found. Including windows that wouldn't function as intended. Petitioner is seeking an extension of time to complete repairs.

Staff recommendation: Grant extension of time.  
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.  
Compliance Deadline: March 01, 2022  
Attachments: Remaining Violations Report, Appeal, Repair Estimate.



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  
DEC 13 2021

BY: .....

Property Address: Hoosier Court Apartments

Petitioner's Name: Maddie Ubelhor

Address: 536 W Hoosier Court Ave

City: Bloomington State: Indiana Zip Code: 47404

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

Owner's Name: Sam Okner

Address: 2201 Main Street

City: Evanston State: Illinois Zip Code: 60202

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

Occupants: Samantha Helert, Abigail Thompson, Allison Steele, Oriana Vivas, Anna Littrell

**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: 22-TV-13

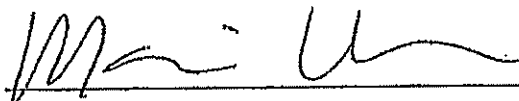


In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. 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 is the window in the back right bedroom of this unit. We have ordered the glass to make the repair, but with delays in orders and shipping, the glass is not expected to be here until mid-late January. We would like to request the extension for reinspection to be February 16th, 2022 to ensure enough time for the glass to arrive and install it.

Signature (Required):



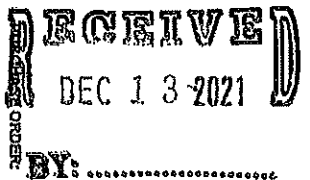
Name (Print): Maddie Ubelhor

Date: 12-10-21

**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 GLASS OF BLOOMINGTON INC.  
 719 WEST 17TH STREET  
 BLOOMINGTON, IN 47404

PHONE: (812) 336-0138

PAGE NO: 1

CUSTOMER NO: 1131  
 JOB NO: 000

REFERENCE:  
 MADDIE UBELHOR

CREATED BY:  
 JO

DATE/TIME:  
 12/9/21 8:39

CUSTOMER:  
 HOOSIER COURT APARTMENTS  
 513 WEST GOURLEY PIKE  
 BLOOMINGTON IN 47404  
 833-289-6006

DELIVERY ADDRESS:  
 HOOSIER COURT APTS.  
 536 W. HOOSIER CT. AVE.  
 BLOOMINGTON IN 47404

SALESPERSON:  
 TAX: IN INDIANA SALES TAX

TERMINAL: 553

**ORDER: 409180**

LN#	QUANTITY	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE	/PER	EXTENSION
1	3490.67	SI	IGDST8	7/8" UNIT WITH 1/8" CLEAR ANN		24.24	14.94	/SF	362.16
2				(QTY)4 31 3/18 X 28					
3	1	HR	LSC	SERVICE CHARGE		1	65.00	/HR	65.00 N
4	1.5	HR	ILG	LABOR		1.50	50.00	/HR	75.00 N
TAXABLE NON-TAXABLE SUB-TOTAL TAX AMOUNT TOTAL AMOUNT									362.16 140.00 502.16 25.35 527.51

XPhone Transaction  
 ACCEPTED BY



**City Of Bloomington  
Housing and Neighborhood Development**

**REMAINING VIOLATION INSPECTION REPORT**

**DEC 21 2021**

4847

Owner(s)

Hunter Bloomington Properties  
2201 Main Street  
Evanston, IL 60202

Agent

Tara White- Hunter Bloomington Properties  
1200 S Rolling Ridge Way - Office  
Bloomington, IN 47403

Prop. Location: 536 W Hoosier Court AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 09/13/2021  
Primary Heat Source: Electric  
Property Zoning: MS  
Number of Stories: 2  
Landlord Has Affidavit: N/A

Inspector: Rob Council  
Foundation Type: Crawl Space  
Attic Access: Yes  
Accessory Structure: None

**REINSPECTION REQUIRED**

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

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

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

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

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

---

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

---

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

**Back Right Bedroom (11-5 x 9-5):**

The seals on the window(s) in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC16.04.060(a)

**This is the end of the report.**



City of Bloomington  
H.A.N.D.

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

Meeting Date: January 19, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-22

Address: 3430 S Oaklawn Circle

Petitioner: Jody Madeira

Inspector: Michael Arnold

Staff Report: October 01, 2021                      Cycle Inspection  
October 25, 2021                      Sent Inspection Report  
December 28, 2021                      Received BHQA Application

During the inspection it was noted that there were two windows sashes would not stay up when opened and one window that was noted as latching incorrectly. The petitioner is requesting additional time to complete the repairs due to scheduling difficulties with the contractors.

Staff recommendation: Grant the request for extension of time

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

Compliance Deadline: March 19, 2022

Attachments: Cycle Inspection, Application

DM



**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: 3430 S Oaklawn Cir, Bloomington IN

Petitioner's Name: Jody Madelra (the agent)

Address: 2151 W Tobacco Road

City: Bloomington State: Indiana Zip Code: 47403

Phone Number: (717) 580-0784 E-mail Address: jmadelra@indiana.edu

Owner's Name: Arif and Zawan Al Bulushi

Address: 3505 Royal Oak Ct

City: Champaign State: Illinois Zip Code: 61822

Phone Number: 812-272-8015 E-mail Address: zawan2007@hotmail.com

Occupants: Jody Madelra

- 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: 22-TV-14

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 had all repairs done from inspection report except for the windows. We had a number of handymen checking them but they could not fix it. The windows don't stay up because the top installation prevents them from locking. We tried to get an appointment with the window repair company but they are very busy at this time of the year. We would like to request for an extension for two more months to get the windows fixed.

Signature (Required):

*Zawan*      *Arif*

Name (Print): Zawan and Arif Al Bulushi

Date: 12/20/21

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

**OCT 25 2021**

Arif Al Bulushi & Zawan Al Bulushi  
 3506 Royal Oak Court  
 Champaign, IL 61822

RE: 3430 S Oaklawn CIR

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 24 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](http://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: Jody Madeira: 2151 W Tobacco Road, Bloomington, IN 47403

City Hall  
 Email: [hand@bloomington.in.gov](mailto: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) 349-3581

*(Handwritten initials)*





**City Of Bloomington**  
**Housing and Neighborhood Development**  
CYCLE INSPECTION REPORT

8656

Owner(s)

Arif Al Bulushi & Zawan Al Bulushi  
 3506 Royal Oak Court  
 Champaign, IL 61822

Agent

Jody Madeira  
 2151 W Tobacco Road  
 Bloomington, IN 47403

Prop. Location: 3430 S Oaklawn CIR  
 Number of Units/Structures: 1/1  
 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 10/01/2021  
 Primary Heat Source: Electric  
 Property Zoning: PUD  
 Number of Stories: 2  
 Landlord Has Affidavit: N/A

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

Monroe County records show this structure was built in 2004. The minimum emergency egress requirements at the time of construction were as follows:

Height: 22 inches  
 Width: 20 inches  
 Sill Height: 44 inches  
 Openable Area: 5.0 sq. ft. grade level  
                           5.7 sq. ft. all others

Interior:Main Level:Living Room (15-8 x 13-0):

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

½ Bathroom:

No violations noted

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 City Hall

Email: [hand@bloomington.in.gov](mailto: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

**Kitchen (15-8 x 11-1):**

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

Repair window to latch securely. BMC 16.04.060(b) (east wall)

**Front Bedroom (11-2 x 9-8):**

Existing Egress:

Height: 26.5 inches

Width: 31.5 inches

Sill Height: 23 inches

Openable Area: 5.79 sq. ft.

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

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

**Center Bedroom (10-1 x 9-0):**

Existing Egress:

Height: 26.5 inches

Width: 31.5 inches

Sill Height: 23 inches

Openable Area: 5.79 sq. ft.

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

No violations noted

**Master Bedroom (10-3 x 9-10):**

Existing Egress:

Height: 26.5 inches

Width: 31.5 inches

Sill Height: 23 inches

Openable Area: 5.79 sq. ft.

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

No violations noted

**Front Bathroom, Master Bathroom:**

No violations noted

**Hallway:**

Complete the repair/installation of the light fixture. BMC 16.04.060(a) (top of stairs)

**Attic:**

No violations noted

**Exterior:**

Clean the dryer exhaust cover and line. 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 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 Relief from an Administrative Decision**

Meeting Date: January 19, 2022

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement for cycle inspection.

Petition Number: 22-AA-15

Address: 920 S. Mitchell St.

Petitioner: Ann Segraves

Inspector: John Hewett

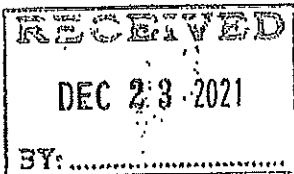
Staff Report: The petitioner is requesting that she be granted relief from the Title 16 requirement of renewing the rental occupancy permit for this property for 3 months. The current occupancy permit expires on February 16, 2022. The property is currently leased until May 2022. After the current lease expires the petitioner plans to list the vacant property for sale.

Staff recommendation: Grant the relief from administrative decision.

Conditions: Property remains vacant after current lease expires. If the property is purchased as an investment property it will be subject to Title 16 requirements. If the property is not vacated by the deadline stated below 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: 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

**Property Address: 920 S. Mitchell St., Bloomington, IN 47401**

**Petitioner's Name: Ann Segraves**

**Address: 2521 N. Skyline Dr., Bloomington, IN 47404**

**City: State: Zip Code: Phone Number: E-mail Address: 812-345-0157,**

**ann.segraves@gmail.com**

**Owner's Name: Ann Segraves and James Kip May**

**Address: 2521 N. Skyline Dr., Bloomington, IN 47404**

**City: State: Zip Code: Phone Number: E-mail Address: 812-345-0157**

**ann.segraves@gmail.com**

**Occupants: Bernardo Wade and Gabrielle Alicino**

**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.

That the value of the area about the property to which the exception is to apply will not be adversely

2.

affected.

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

**Variance Type: C-Variance, petition type AA**

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be

22-AA-15

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!

Petition Number: \_\_\_\_\_

(Will be assigned by BHQA)

Page 2 of 2

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 have owned and rented this property for over 30 years, and it has passed inspection easily in recent cycles, being brought into code with the many inspections over that lengthy rental history.

The current renters are due to move out in May of 2022, and our current permit expires on 2/16/22. We are going to put the house up for sale when they move out, and our request is to have the inspection waved for the 2 ½ months that it would continue to be a rental. Thank you for your consideration of this request.

Signature (Required):

*Ann Segraves*

this application format:

Name (Print): Ann Segraves

Date: 12/19/21

Important information regarding

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  
H.A.N.D.

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

Meeting Date: January 19, 2022  
Petition Type: An extension of time to complete repairs  
Petition Number: 22-TV-16  
Address: 307 N. Pete Ellis Dr.  
Petitioner: Dianna Cook for Cambridge Square  
Inspector: M. M<sup>c</sup>Cormick/J. Stong/R. Council  
Staff Report: October 19, 2021 – Completed Cycle Inspection  
December 28, 2021 – Received BHQA Application for Extension of Time

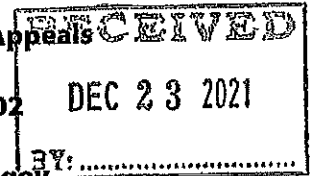
At the cycle inspection it was noted that there were several apartment front doors that needed replacement. Also several windows that need repaired or replaced. It was also noted that several trees need to be trimmed. The petitioner is asking for an extension of time to complete these repairs due to the expected 16 week lead time on the doors and windows. They are also asking for an extension of time on the tree trimming until spring after the trees have leafed out. Petitioner has asked for an extension for these items only until May 2022. All other items noted on the cycle report are scheduled to be re-inspected on February 8, 2022 and are not a part of this extension of time.

Staff recommendation: Grant the extension  
Conditions: Complete all repairs noted 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: May 15, 2022  
Attachments: Application for Appeal; 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: Cambridge Square Bloomington

Petitioner's Name: Dianna Cook

Address: 307 N Pete Ellis Dr

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123373507

E-mail Address: Dianna.cook@glickco.com

Owner's Name: Gene B Glick Co., Inc

Address: 8801 River Crossing Blvd #200

City: Indianapolis

State: Indiana



Zip Code: 46240

Phone Number: 3174690400

E-mail Address: Christy.Lindbeck@glickco.com

Occupants: trimming trees around property  
residents

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: 22-TV-16

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.
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  - 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.

Request that we wait until spring to trim all the trees around the buildings until spring once the trees have leafed out. We would anticipate completing the trimming in May 2022.

Entry doors have been ordered for units 303-114, 303-316, and 305-115. However, at this time the supplier is estimating that delivery time is 16 weeks and then they will schedule the install once the doors arrive. We anticipate being able to complete this in May 2022.

Windows, we do not yet have a total number of windows that will need to be replaced yet. Some we have already been able to repair. However we do know that at least 3 will have to be replaced. We ordered windows in May and they did not arrive until the end of September this year and were installed in October. So, we are anticipating possibly the same time frame again. This would mean that we should be able to complete this in May 2022.

Signature (Required): Dianna Cook

Name (Print): Dianna Cook Date: 12-20-2021

**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

**NOV 18 2021**

Cambridge Square Of Bloomington, Lp  
C/O Adam Richter, 8801 River Crossing Blvd, Ste 200  
Indianapolis, IN 46240

RE: 307 N Pete Ellis 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 **JAN 17 2022** 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](http://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](mailto: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

1629

Owner(s)

Cambridge Square of Bloomington, Lp  
C/O Adam Richter, 8801 River Crossing Blvd, Ste 200  
Indianapolis, IN 46240

Prop. Location: 307 N Pete Ellis DR  
Number of Units/Structures: 153/3  
Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 51/1/5, Bld 2: 51/1/5, Bld 3: 51/1/5

Date Inspected: 10/19/2021  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 3  
Landlord Has Affidavit: N/A

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

Monroe County Assessor's records indicate that this structure was built in 1979. These are the minimum requirements for emergency egress at the time of construction.

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

**Typical Unit –**

Kitchen 9-6 x 8; Living Room 18-6 x 12-2; Bathroom; Hallway; Bedroom 13-7 x 10-9

**Existing Egress Window Measurements:**

Height: 25 inches  
Width: 39 inches  
Sill Height: 24 inches  
Openable Area: 6.77 sq. ft.

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

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

**INTERIOR:**

**Building 301 –**

**Apt. 101**

**Kitchen:**

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

**Apt. 102**

**Hallway:**

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

**Bathroom:**

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

**Apt. 103**

**Kitchen:**

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

**Hallway:**

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

**Bathroom:**

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

**Apt. 104**

**Kitchen:**

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

**Hallway:**

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

**Bathroom:**

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

**Apt. 105**

**Entry:**

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)

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. 106**

Kitchen:

Replace the damaged and deteriorated baseboard. BMC 16.04.060(a)

Living Room:

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

Complete the installation of baseboard trim. BMC 16.04.060(a)

Entry:

Complete the installation of baseboard trim. BMC 16.04.060(a)

**Apt. 107**

Kitchen:

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

**Apt. 108**

Bathroom:

Replace the shower faucet to function as intended. BMC 16.04.060(c)

**Apt. 110**

No violations noted.

**Apt. 111**

Bathroom:

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

**Apt. 112**

Kitchen:

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

**Apt. 113**

Hallway:

Determine the source of the leak and eliminate it. Repair and replace all water damaged drywall. BMC 16.04.060(a)

**Apt. 114**

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. 115**

Kitchen:

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

**Apt. 116**

Bedroom:

Repair or replace the window to function as intended. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

**Apt. 117**

No violations noted.

**Apt. 118**

No violations noted.

**Apt. 201**

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

**Apt. 202**

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

**Apt. 203**

Bathroom:

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

Bedroom:

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

**Apt. 204**

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

**Apt. 205**

No violations noted.

**Apt. 206**

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. 207**

No violations noted.

**Apt. 208**

No violations noted.

**Apt. 210**

Bathroom:

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

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

**Apt. 211**

No violations noted.

**Apt. 212**

Kitchen:

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

**Apt. 213**

Bathroom:

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

Replace the damaged and deteriorated caulking between the bathtub and the surround and properly re-caulk. BMC 16.04.060(a)

**Apt. 214**

No violations noted.

**Apt. 215**

No violations noted.

**Apt. 216**

Kitchen:

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

**Apt. 217**

Hallway:

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

Bathroom:

Caulk where the sink meets the vanity to eliminate water infiltration. BMC 16.04.060(a)

**Apt. 218**

Kitchen:

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



**Apt. 301**

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. 302**

Kitchen:

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

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

**Apt. 303**

This unit was not inspected at the time of this inspection, as it was not accessible (tenant was in the shower). 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. 304**

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

**Apt. 305**

Bedroom:

Repair or replace the window to function as intended. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

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. 306**

No violations noted.

**Apt. 307**

Kitchen:

Properly secure the loose sink faucet handle. BMC 16.04.060(a)

**Apt. 308**

No violations noted.

**Apt. 310**

Kitchen:

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

Bedroom:

Repair or replace the window to function as intended. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

**Apt. 311**

Living Room:

Properly repair, then clean and surface coat damaged or stained ceiling area. 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. 312**

Kitchen:

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

Living Room:

Repair or replace the sliding glass door to function as intended including ease of opening. BMC 16.04.060(a)

**Apt. 313**

No violations noted.

**Apt. 314**

No violations noted.

**Apt. 315**

Kitchen:

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

**Apt. 316**

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. 317**

**Kitchen:**

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

**Bathroom:**

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

Replace the damaged and deteriorated caulking between the bathtub and the surround and properly re-caulk. BMC 16.04.060(a)

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

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

Caulk where the sink meets the vanity to eliminate water infiltration. BMC 16.04.060(a)

**Apt. 318**

No violations noted.

**Building 303 –**

**Apt. 101**

No violations noted.

**Apt. 102**

**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

**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

**Bathroom:**

Properly re-caulk around the sink countertop and basin 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. 103**

**Kitchen:**

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

**Apt.104**

Kitchen:

(Roaches) 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)

Bathroom:

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

**Apt. 105**

Hallway:

The smoke detector in the hall 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. 106**

Bathroom:

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

**Apt. 107**

No violations noted.

**Apt. 108**

Hallway:

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

**Apt. 110**

Kitchen:

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

**Apt. 111**

This unit was not inspected at the time of this inspection, as it was not accessible (tenant was ill). 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. 112**

Kitchen:

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

Bedroom:

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

Bathroom:

Repair drain plug in bathroom sink. BMC 16.04.060(c)

**Apt. 113**

No violations noted.

**Apt. 114**

Entry:

Repair entry door so that it opens and closes properly. 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. 115**

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. 116**

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)

**Apt. 117**

No violations noted.

**Apt. 118**

No violations noted.

**Apt. 201**

No violations noted.

**Apt. 202**

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

Mechanical Closet:

Inspect floor under water heater for damage. BMC 16.04.060(a) (Appears to be sagging)

Bathroom:

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

Inspect ceiling for water leaks. BMC 16.04.060(a)

**Apt. 203**

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. 204**

Kitchen:

Evidence of live roaches was found in this unit. All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent 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)

Living Room:

Repair or replace locking mechanism on sliding door to patio. BMC 16.04.060(c)

Bedroom:

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

Hallway:

Repair or replace sliding closet doors to function as intended. BMC 16.04.060(a)

**Apt. 205**

Deck:

Eliminate the protruding nail heads in the floor of the deck. BMC 16.04.060(a)

**Apt. 206**

Entry:

Repair damaged door frame at entryway. BMC 16.04.060(a)

Living Room:

Repair or replace locking mechanism on sliding door to patio. BMC 16.04.060(c)

**Apt. 207**

No violations noted.

**Apt. 208**

No violations noted.

**Apt. 210**

Entry:

Repair broken entry door frame. BMC 16.04.060(a)

Mechanical Closet:

Replace damaged/leaking water heater. BMC 16.04.060(c)

Living Room:

Inspect and identify cause of water damage to ceiling. BMC 16.04.060(a)

Bedroom:

Scrape and paint window frame surfaces where paint is peeling or wood is exposed. BMC 16.04.060(f)

Bathroom:

Replace damaged bathroom sink cabinet. BMC 16.04.060(a)

Inspect for leak under sink. BMC 16.04.060(a)

**Apt. 211**

No violations noted.

**Apt. 212**

Bathroom:

Repair bathroom vent fan to operate as intended. BMC 16.04.060(c)

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

**Apt. 213**

Kitchen:

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

Hallway:

The smoke detector in the hall 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. 214**

Bathroom:

Identify and repair cause of leak under sink. BMC 16.04.060(a)

**Apt. 215**

Living Room:

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

**Apt. 216**

Kitchen:

Replace broken garbage disposal unit. BMC 16.04.060(c)

Hallway:

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

Bathroom:

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

**Apt. 217**

**Water Heater 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)

**Apt. 218**

No violations noted.

**Apt. 301**

**Bath:**

Repair or replace the GFCI so that it functions as intended. BMC 16.04.060(b)

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

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

**Apt. 302**

**Kitchen:**

Repair leaking kitchen faucet. (At base) BMC 16.04.060(a)

**Bedroom:**

Repair window to open and close easily. BMC 16.04.060(a)

**Apt. 303**

**Living Room:**

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

Repair the sliding glass door screen to slide easily. BMC 16.04.060(a)

**Bath:**

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

**Apt. 304**

No violations noted.

**Apt. 305**

No violations noted.

**Apt. 306**

**Bedroom:**

Repair window so that it stays up on its own. BMC 16.04.060(a)

Repair window frame and casing. BMC 16.04.060(a)



**Apt. 307**

**Bath:**

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

**Tenant Violation (the tenant will receive a separate report for this violation)**

**Entire Unit:**

Remove all items that are obstructing continuous access to egress areas (windows, entry door, sliding glass door, hallway, etc.).

A means of egress shall be free from obstructions that would prevent its use. BMC 16.04.020(a)(3), 2014 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

**Apt. 308**

**Bathroom:**

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

**Apt. 310**

**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. 311**

**Kitchen:**

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

**Apt. 312**

**Hallway:**

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

**Bathroom:**

Replace broken toilet seat. BMC 16.04.060(a)

**Apt. 313**

**Living Room:**

Repair the sliding glass door to slide easily. BMC 16.04.060(a)

Replace the broken handle on the screen for the sliding glass door. BMC 16.04.060(a)

**Apt. 314**

No violations noted.

**Apt. 315**

No violations noted.

**Apt. 316**

Kitchen:

Replace the deteriorated garbage disposal and repair the leak. BMC 16.04.060(c)

Replace the deteriorated floor of the sink cabinet. BMC 16.04.060(a)

Hallway:

The smoke detector in the hall 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 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)

Bath:

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

Replace the deteriorated floor of the vanity cabinet. BMC 16.04.060(a)

**Apt. 317**

No violations noted.

**Apt. 318**

Kitchen:

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

Repair 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

Living Room:

Inspect PTAC and determine cause of leaking condensate. BMC 16.04.060(c)

Bathroom:

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

Repair leaking faucet and shower head. BMC 16.04.060(c)

**Building 305 –**

**Apt. 101**

No violations noted.

**Apt. 102**

Hallway:

The smoke detector in the hall 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. 103**

No violations noted.

**Apt. 104**

Kitchen:

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

Hallway:

The smoke detector in the hall 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. 105**

Kitchen:

Repair or replace the sink faucet so that it functions as intended (tenant reports that it leaks at the base intermittently). BMC 16.04.060(c)

Bath:

Properly secure the sink countertop to the wall. BMC 16.04.060(a)

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

**Apt. 106**

Kitchen:

Repair or replace the sink faucet so that it functions as intended (handle spins). BMC 16.04.060(c)

Bedroom:

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

**Apt. 107**

No violations noted.

**Apt. 108**

Hallway:

The smoke detector in the hall 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. 110**

Kitchen:

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

Bath:

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

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

**Apt. 111**

Kitchen:

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

**Apt. 112**

Bath:

Remove the old caulk and properly seal the entire perimeter of the tub/shower including the floor.  
BMC 16.04.060(a)

**Apt. 113**

No violations noted.

**Apt. 114**

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

Bathroom:

Replace the leaking sink faucet. BMC 16.04.060(c)

**Apt. 115**

Bedroom:

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

Bath:

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

**Apt. 116**

Hallway:

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

Bathroom:

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

**Apt. 117**

No violations noted.

**Apt. 118**

Kitchen:

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

**Apt. 201**

Roaches were found in this unit. All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be

injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units. A multiple occupancy or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d)

**Apt. 202**

Kitchen:

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

**Apt. 203**

Kitchen:

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

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. 204**

Bathroom:

Repair loose faucet on bathroom sink. BMC 16.04.060(c)

**Apt. 205**

No violations noted.

**Apt. 206**

No violations noted.

**Apt. 207**

No violations noted.

**Apt. 208**

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. 210**

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

Kitchen:

Properly secure the threshold in the kitchen entryway. BMC 16.04.060(b)

**Apt. 211:**

No violations noted.

**Apt. 212**

Bathroom:

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

**Apt. 213**

No violations noted.

**Apt. 214**

Mechanical Closet:

Replace leaking/damaged water heater. BMC 16.04.060(c)

**Apt. 215**

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. 216**

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

**Apt. 217**

Hallway:

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

Bathroom:

Repair or replace ceiling vent 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)

**Apt. 218**

Bathroom:

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

**Apt. 301**

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. 302**

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

**Apt. 303**

Bath:

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

**Apt. 304**

Living Room:

Replace the sliding glass door handle to function as intended. BMC 16.04.060(a)

**Apt. 305**

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. 306**

This unit was not inspected at the time of this inspection, as it was not accessible (tenant had shingles). 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. 307**

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

Living Room:

Replace the sliding glass door handle to function as intended. BMC 16.04.060(a)

**Apt. 308**

Living Room:

Repair or replace the sliding glass door to function as intended including ease of opening. BMC 16.04.060(a)

Bathroom:

Repair or replace the base board heater to function as intended. BMC 16.04.060(c)

Replace the bad diverter valve in the bathtub faucet. BMC 16.04.060(c)

Repair the water pressure to the sink faucet (hot water side 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)

**Apt. 310**

No violations noted.

**Apt. 311**

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

Bedroom:

Repair or replace the window to function as intended. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

**Apt. 312**

No violations noted.

**Apt. 313**

Kitchen:

Repair or replace the oven to function as intended. The temperature of the oven and the thermostat have a significant temperature difference. BMC 16.04.060(a)

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

Living Room:

The seals on the sliding glass door in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the door. BMC 16.04.060(a)

Bedroom:

Repair or replace the window to function as intended. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom:

Repair the water pressure to the shower (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)



**Apt. 314**

Hallway:

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

Bathroom:

Replace the damaged and deteriorated caulking between the bathtub and the surround and properly re-caulk. BMC 16.04.060(a)

Bedroom:

Repair or replace the window to function as intended. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

**Apt. 315**

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. 316**

No violations noted.

**Apt. 317**

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. 318**

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

**EXTERIOR:**

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

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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  
H.A.N.D.

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

Meeting Date: January 19, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-17

Address: 530-533 S. Village Ct.

Petitioner: Kurt Kinnaman

Inspector: Kenny Liford

Staff Report: October 12, 2021 – Completed Cycle Inspection  
December 28, 2021 – Received BHQA Application for Extension of Time

At the cycle inspection there were violations of Title 16 noted in 533 S. Village Ct. The petitioner is requesting an extension of time to complete those repairs. That unit has been vacant since it was damaged in a fire in 2020. The petitioner is requesting until April 2022 to complete the repairs on the 533 side only.

Staff recommendation: Grant the extension

Conditions: Complete all repairs noted 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: May 01, 2022

Attachments: Application for Appeal; Cycle Report

*Handwritten initials*



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

Page 1 of 2  
RECEIVED  
DEC 27 2021

Property Address: 530-533 S Village Court Bloomington IN 47403

Petitioner's Name: Kurt Kinnaman

Address: 3644 E 3rd Street

City: Bloomington State: Nebraska Zip Code: 47401

Phone Number: 8123450383 E-mail Address: kinnamanpropertygroup@gmail.com

Owner's Name: Kinnaman Property Group LLC

Address: 3644 E 3rd Street

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8123450383 E-mail Address: kinnamanpropertygroup@gmail.com

Occupants: 530 Village Court - Stuart Family  
533 Village Court - 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 months agenda!

(Will be assigned by BHQA)  
Petition Number: 22-TV-17

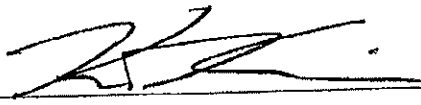
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

Extension of time to complete repairs to 533 S Village Court Bloomington IN 47403.

There was a fire at this property November 11th 2020, and the property has been vacant since that date. Due to the fire, significant repairs are required to bring this property back to rentable condition. Moore Restoration is a contractor that is completing the repairs and we have had delays stemming from both product/material deliveries as well as labor. I anticipate the work to be completed this spring and would like to request an extension of time for my hand inspection until April 15th 2022. This unit is vacant and the only access to the property is by management or contractors at this time.

Any deficiencies at 530 S Village Court have been repaired or replaced and this unit could be inspected at anytime.

Signature (Required): 

Name (Print): Kurt Kinnaman

Date: 12/29/21

**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

**OCT 26 2021**

Kinnaman Property Group, Llc  
3644 E. 3rd St.  
Bloomington, IN 47401

RE: 530 S Village 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 **DEC 25 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](http://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,

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

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

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





**City Of Bloomington  
Housing and Neighborhood Development**

**CYCLE INSPECTION REPORT**

3833

**Owner(s)**

Kinnaman Property Group, Llc  
3644 E. 3rd St.  
Bloomington, IN 47401

Prop. Location: 530 S Village CT  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 2/3/5

Date Inspected: 10/12/2021  
Primary Heat Source: Electric  
Property Zoning: PUD  
Number of Stories: 2  
Landlord Has Affidavit: N/A

Inspector: Kenny Liford  
Foundation Type: Slab  
Attic Access: No  
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1992.  
Minimum egress requirements for a one and two family dwelling built at the time of construction.  
Openable area: 4.75 Sq. Ft.  
Clear height: 24 inches  
Clear width: 18 inches  
Sill height: Not more than 44 inches above finished floor.

**NOTE:**

**Existing Egress Window Measurements for structure are as follows:**

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1992  
Height: 24 inches  
Width: 34 inches  
Sill Height: 28 inches  
Openable Area: 5.67 sq. ft.

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

**INTERIOR**

**UNIT 530**

**MAIN LEVEL**

**Living Room (16 x 16), Garage, Laundry Closet, ½ Bath, Water Heater Closet, Furnace Closet, Hallway**  
No violations noted.

Kitchen (11 x 5)

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)

Dining Room (13 x 9), Deck

No violations noted.

2<sup>nd</sup> LEVEL

Stairway/Hallway, Hall Bath

No violations noted.

SW Bedroom (13 x 11), NE Bedroom (12 x 11), NW Bedroom (14 x 11): See note above.

No violations noted.

UNIT 533

Living Room (16 x 16), Garage/ Laundry Closet, Water Heater Closet, Furnace Closet, Dining Room (13 x 9)

No violations noted.

Kitchen (11 x 5)

Complete the installation of the plumbing and all associated fixtures and their bases/cabinets where applicable. These items will be checked for compliance with the Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.060(a)

½ Bath

Complete the installation of the plumbing and all associated fixtures and their bases/cabinets where applicable. These items will be checked for compliance with the Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.060(a)

2<sup>ND</sup> LEVEL

Stairway/Hallway

No violations noted.

Hall Bath

Complete the installation of the plumbing and all associated fixtures and their bases/cabinets where applicable. These items will be checked for compliance with the Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.060(a)

NW Bedroom (14 x 11), NE Bedroom (12 x 11), S Bedroom (13 x 11): See note above.

No violations noted.

EXTERIOR

No violations noted.

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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)

**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: January 19, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-18

Address: 717 N. Washington Street

Petitioner: Todd Yeagley

Inspector: Jo Stong

Staff Report: July 30, 2021: Conducted cycle inspection  
August 20, 2021: Mailed inspection report  
November 2, 2021: Mailed remaining violations report  
December 13, 2021: Owner scheduled reinspection  
December 15, 2021: Conducted reinspection: All but windows complied  
December 31, 2021: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found, including window sashes that would not stay up. The petitioner is seeking an extension of time to repair the windows, citing difficulty in scheduling the work and obtaining necessary parts.

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: May 19, 2022

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

Property Address: 717 North Washington Bloomington IN 47408

Petitioner's Name: Todd Yeagley

Address: 1418 Sare Road

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8122196909

E-mail Address: tyeagley@indiana.edu

Owner's Name: Todd Yeagley

Address: 1418 Sare Road

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8122196909

E-mail Address: tyeagley@indiana.edu

Occupants: Ben Yeagley, Isaac Sarosy

**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: 22-TV-18

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. TV

1. Windows in two bedrooms and kitchen need new weights inside frame to keep up. All the windows open and operate, yet they won't stay up on their own.
2. Having trouble getting the work completed due to window companies unable to get work scheduled, completed, parts ordered
3. Asking for 6 months to get the windows fixed

Signature (Required): 

Name (Print): Todd Yeagley Date: 12/21/21

- 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.





**City Of Bloomington**  
**Housing and Neighborhood Development**

**AUG 20 2021**

RENTAL INSPECTION INFORMATION

Todd Yeagley  
1418 S Sare Roaed  
Bloomington, IN 47401

RE: 717 N Washington 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 19 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](http://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

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

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

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

MC



**City Of Bloomington**  
**Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

11210

Owner

Todd Yeagley  
1418 S Sare Road  
Bloomington, IN 47401

Prop. Location: 717 N Washington ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 07/30/2021  
Primary Heat Source: Electric  
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 1950.  
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room (20-2 x 12-3), Family Room (13-8 x 13-0):  
No violations noted.

Southwest Bedroom (13-5 x 11-8):  
Existing Egress Window Measurements (casement):  
**Height: 15.5 inches, 10 opening out (est.)**  
Width: 34 inches  
**Sill Height: 57 inches**  
**Openable Area: 3.66 sq. ft.**

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window and one having a lower sill height to aid in emergency escape.

West Center Bedroom (11-11 x 11-1):

Repair the window sash 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)

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

Height: 43 inches  
Width: 30.5 inches  
Sill Height: 31 inches  
Openable Area: 9.11 sq. ft.

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

Northwest Bedroom (11-1 x 9-4):

Repair the window sash 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)

The window measurements are the same as noted in the west center bedroom.

Kitchen (14-1 x 13-2):

No violations noted.

Garage:

No violations noted.

**BASEMENT (electric furnace)**

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

**EXTERIOR:**

No violations noted.

**OTHER REQUIREMENTS:**

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

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

**This is the end of this report.**



City of Bloomington  
H.A.N.D.

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

Meeting Date: January 19, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-20

Address: 920 W. Kirkwood Ave.

Petitioner: Peek and Associated RE/Mgt. Co LLC

Inspector: Maria M<sup>c</sup>Cormick

Staff Report: August 20, 2021 – Completed Cycle Inspection  
November 15, 2021 – Sent Remaining Violations Report  
December 27, 2021 – Received BHQA Application for Extension of Time

At the cycle inspection there were several violations noted. A remaining violations report was mailed on November 15, 2021 when the 60 day deadline for the cycle inspection expired with no re-inspection scheduled. A re-inspection was scheduled for January 4, 2022. This inspection resulted in a No Show. No re-inspections have been scheduled.

Staff recommendation: Deny the extension.

Conditions: This case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Attachments: Application for Appeal; Cycle Report; Remaining Violations Report

*Handwritten mark or signature.*



**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**  
DEC 27 2021

BY: .....

**Property Address:** 920 W. Kirkwood \_\_\_\_\_

**Petitioner's Name:** Peek and Associates RE/Mgt Co LLC \_\_\_\_\_

**Address:** 885 S. College Mall Road #385 \_\_\_\_\_

**City:** Bloomington **State:** Indiana  **Zip Code:** 47408

**Phone Number:** 8123603460 **E-mail Address:** mkleinba@homefinder.org \_\_\_\_\_

**Owner's Name:** Amie Dworecki \_\_\_\_\_

**Address:** 2114 Webster St \_\_\_\_\_

**City:** South Bend **State:** Indiana  **Zip Code:** 46613

**Phone Number:** 4257618919 **E-mail Address:** owner@successra.com \_\_\_\_\_

**Occupants:** Pealer and Audrey Pealer Brynlarski \_\_\_\_\_

**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!

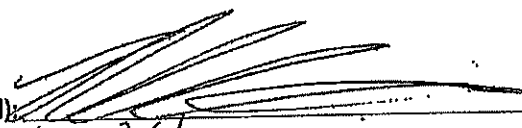
(Will be assigned by BHQA)  
  
Petition Number: 22-TV-20



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 respectfully request more time to complete repairs. 30 days is plenty of time to get them all finished. We have had trouble finding contractors to do the crawlspace repairs. Most of the other items are completed and we expect to have everything done prior to the next BHQA meeting.  
Respectfully, Mark Kleinbauer

Signature (Required): 

Name (Print):

Mark Kleinbauer

Date:

12/30/26

**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

**SEP 15 2021**

Dworecki, Amie I.  
2114 Webster St  
South Bend, IN 46613

RE: 920 W Kirkwood 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 **NOV 14 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](http://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: Peek & Associates C/O Mark Kleinbauer: 885 S. College Mall Road #385, Bloomington, IN 47401

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

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

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



**City Of Bloomington  
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

1968

Owner(s)

Dworecki, Amie I.  
2114 Webster St  
South Bend, IN 46613

Agent

Peek & Associates C/O Mark Kleinbauer  
885 S. College Mall Road #385  
Bloomington, IN 47401

Prop. Location: 920 W Kirkwood AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 08/20/2021  
Primary Heat Source: Gas  
Property Zoning: R3  
Number of Stories: 1  
Landlord Has Affidavit: N/A

Inspector: McCormick/Council  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: Shed

Monroe County Assessor's records indicate that this structure was built in 1940. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Living Room 14-0 x 14-0:

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

Repair the south and east 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)

East Bathroom:

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

SW Bedroom 13-0 x 14-0:

Repair the south window 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)

Repair or replace lock on west window so that it functions as intended. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 24 inches

Width: 34 inches

Sill Height: 21 inches

Openable Area: 5.67 sq. ft.

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

Kitchen 8-0 x 12-0:

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

Replace broken electrical receptacle on the west wall. BMC 16.04.060(b)

NW Bedroom 14-0 x 11-0:

Replace broken electrical receptacle on the west wall. BMC 16.04.060(b)

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

Existing Egress Window Measurements:

Height: 30 inches

Width: 27 inches

Sill Height: 19 inches

Openable Area: 5.62 sq. ft.

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

NE Bedroom 8-0 x 14-0:

No violations noted.

Existing Egress Window Measurements:

Height: 22 inches

Width: 27 inches

Sill Height: 23 inches

Openable Area: 4.12 sq. ft.

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

West Bathroom:

No violations noted.

Laundry Room:

Replace broken electrical receptacle on the south wall adjacent to the washing machine. BMC 16.04.060(b)

**Basement –**

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

Properly repair/replace the termite damaged floor framing. This includes but is not limited to replacing or repairing damaged or deteriorated structural members (floor joists, sill and header joists.) BMC 16.04.060(a)

**EXTERIOR:**

Remove the trees growing up along the foundation. 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)

Replace the damaged and deteriorated door frame on the rear door. BMC 16.04.050(a)

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

**OTHER REQUIREMENTS:**

**Furnace Inspection Documentation:**

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

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

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

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

**This is the end of this report.**



**City Of Bloomington  
Housing and Neighborhood Development**

**REMAINING VIOLATION INSPECTION REPORT**

1968

**NOV 30 2021**

Owner(s)

Dworecki, Amie I.  
2114 Webster St  
South Bend, IN 46613

Agent

Peek & Associates C/O Mark Kleinbauer  
885 S. College Mall Road #385  
Bloomington, IN 47401

Prop. Location: 920 W Kirkwood AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 08/20/2021  
Primary Heat Source: Gas  
Property Zoning: R3  
Number of Stories: 1  
Landlord Has Affidavit: N/A

Inspector: Maria M<sup>c</sup>Cormick  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: Shed

**REINSPECTION REQUIRED**

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

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

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

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

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

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

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

## INTERIOR:

### Living Room 14-0 x 14-0:

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

Repair the south and east 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)

### East Bathroom:

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

### SW Bedroom 13-0 x 14-0:

Repair the south window 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)

Repair or replace lock on west window so that it functions as intended. BMC 16.04.060(b)

### Kitchen 8-0 x 12-0:

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

Replace broken electrical receptacle on the west wall. BMC 16.04.060(b)

### NW Bedroom 14-0 x 11-0:

Replace broken electrical receptacle on the west wall. BMC 16.04.060(b)

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

### Laundry Room:

Replace broken electrical receptacle on the south wall adjacent to the washing machine. BMC 16.04.060(b)

### Basement –

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

Properly repair/replace the termite damaged floor framing. This includes but is not limited to replacing or repairing damaged or deteriorated structural members (floor joists, sill and header joists.) BMC 16.04:060(a)

## EXTERIOR:

Remove the trees growing up along the foundation. 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)

Replace the damaged and deteriorated door frame on the rear door. BMC 16.04.050(a)

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

**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)

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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.**