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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCloskey CONFERENCE ROOM
In Person / Zoom Virtual Meeting
MAY 18, 2022 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **PETITIONS**

- 1) 22-AA-26, **801 W. 4th Street**, Brent Silcox. This was previously heard April 20, 2022. Request for relief from an administrative decision issuing a 3-year permit.
- 2) 22-TV-49, **1900 S. Oakdale Drive, Hidden Hills** (Evergreen Real Estate Services). Request for an extension of time to complete repairs.
- 3) 22-TV-50, **1818 S. Maxwell Street**, Sally Sare & Cynthia Hogan. Request for an extension of time to complete repairs.
- 4) 22-TV-51, **124 S. Glenwood Avenue West**, Mark Kleinbauer (Iesciu Mullins). Request for an extension of time to complete repairs.
- 5) 22-AA-52, **2853 S. Walnut Street Pike**, Rhonda Kirk. Request for relief from an administrative decision.
- 6) 22-AA-53, **340 S. Wilmington Court**, Anastasia McKinlay. Request for relief from an administrative decision.
- 7) 22-TV-54, **2440 S. Henderson Street**, Lora Brantley Gilbert (LifeDesigns, Inc.) Request for an extension of time to complete repairs.

III. **GENERAL DISCUSSION**

IV. **PUBLIC COMMENT**

V. **ADJOURNMENT**

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

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: May 18, 2022 04:00 PM Eastern Time (US and Canada)

Every month on the Third Wed, until Jan 18, 2023, 9 occurrence(s)

May 18, 2022 04:00 PM

Join Zoom Meeting

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

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+19292056099,,93193636060# US (New York)

+13017158592,,93193636060# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 931 9363 6060

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



City of Bloomington
H.A.N.D.

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

Meeting Date: May 18, 2022
Petition Type: Relief from an administrative decision
Variance Request: Relief from the loss of a 5 year permit.
Petition Number: 22-AA-26
Address: 801 W 4th Street
Petitioner: Brent Silcox
Inspector: John Hewett

Staff Report: November 20, 2020, HAND called the owner to remind him to schedule the Cycle inspection before December 7, 2020 when the permit would expire. The owner called back on December 1, 2020 to schedule the inspection. The inspection was scheduled for February 17, 2021. On February 17th, the City was closed due to a snow event. HAND called the owner and re-scheduled the inspection for March 29th. The owner called on March 26th, to cancel the inspection as his tenant had Covid-19. On August 9th, the owner called and scheduled the inspection for August 20th. On August 10th, he called back to re-schedule for August 10th. The Cycle Inspection was conducted on August 10th. The Re-inspection was scheduled on October 10th and conducted on December 3rd. The owner was issued a 3 year permit due to the long time lapse between the cancellation for Covid-19, and the re-scheduling of the inspection. This request was tabled at the April 20, 2022 meeting.

Staff recommendation: Grant the relief from administrative decision.

Conditions: The permit shall be issued with a 5 year expiration date.

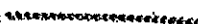
Compliance Deadline: none

Attachments: Appeal form



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

RECEIVED
JAN 31 2022

BY: 

Property Address: 801 W 4th St.

Petitioner's Name: Brent Silcox

Address: 4504 Broadway St.

City: Indianapolis

State: Indiana

Zip Code: 46205

Phone Number: (317) 414-4106

E-mail Address: brentsil148@gmail.com

Owner's Name: Brent Silcox

Address: 4504 Broadway St.

City: Indianapolis

State: Indiana

Zip Code: 46205

Phone Number: 317-414-4106

E-mail Address: brentsil148@gmail.com

Occupants: 3

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:

AA



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-AA-26

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.

Recently issued 3 year occupancy permit. On December 1st, 2020 I called and scheduled my HAND inspection for February 17th, 2021. On February 17th, 2021 the inspector "Maria" called me and canceled the inspection because she could not get out of her driveway because of snow. We rescheduled the inspection for March 29th, 2021. On March 26th my tenant contacted me and said she had Covid and didn't think it would be a good idea for the inspector to come inside the house. I agreed and called HAND to cancel and reschedule. I did not reschedule at that time because I didn't really know what was going to happen with Covid. Eventually, the inspection was rescheduled for August 10th, 2021 with the re-inspection scheduled for October 10, 2021. I was told that my occupancy permit would now only be three years because I canceled the inspection and did not reschedule immediately. If I would have been advised at the time when I called to cancel that my permit would now be 3 years instead of 5 years, I would have rescheduled immediately. I am respectfully requesting that my occupancy permit revert back to a five year permit instead of a three year permit because of the unusual circumstances of Covid.

Sincerely,

Brent Silcox

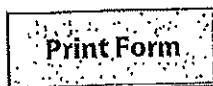
Signature (Required): _____

Name (Print): Brent Silcox

Date: 1/31/22

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**



City of Bloomington
H.A.N.D.

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

Meeting Date: May 18, 2022
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-49
Address: 1900 S Oakdale Drive
Petitioner: Hidden Hills
Inspector: John Hewett

Staff Report: On March 29, 2022 HAND conducted a complaint inspection at this property in Unit 2102 in Building R. The complaint concerned standing water in the HVAC ductwork buried under the slab of the building. The complaint was valid. When we discussed the issue with the property manager, we were told that they were aware of the issue and had scheduled visits from design professionals to find a solution. This problem is a large scale excavation repair and will take months to address properly. The tenant has been moved out of the unit with the problem. The property manager is requesting 8 months to repair the issue.

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: January 18, 2023

Attachments: Appeal Form, Complaint Inspection report.

RECEIVED
APR 12 2022



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: 2201 South Oakdale Drive

Petitioner's Name: Hidden Hills

Address: 2201 South Oakdale Drive

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-333-4280 Email Address: hiddenhills@pm

Property Owner's Name: Evergreen Real Estate

Address: 566 W. Lake St.

City: Chicago State: IL Zip Code: 60611

Phone Number: 312-334-9400 Email Address: _____

Occupants: that filed complaint - Anuttal Pressler, Apartment address is 2102 South Oakdale Drive, Bim. IN. 47403

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 22-TV-49

SEE REVERSE

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

We are requesting a 6-8 month extension we feel it will be needed to hire an excavator to come out and assess the property layout/irrigation system. Also to complete the needed work to verify the issue of accumulating water and improve drainage.

Signature (required): Courtney Spinks
Name (please print): Courtney Spinks Date: 4.10.2023

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



**CITY OF BLOOMINGTON
RENTAL COMPLAINT FORM**

HOUSING & NEIGHBORHOOD DEVELOPMENT
P.O. BOX 100
BLOOMINGTON, IN 47401
PHONE: (812) 349-3420 FAX: (812) 349-3582
EMAIL: hand@bloomington.in.gov

RECEIVED
MAR 25 2022
BY:

ADDRESS OR LOCATION OF THE COMPLAINT: _____

COMPLAINANT INFORMATION

NAME: <u>AMITTAI A. PRESSLER</u>		
STREET ADDRESS: <u>2102 S OAKDALE DR. BUILDING R</u>		
CITY: <u>BLOOMINGTON</u>	STATE: <u>IN</u>	ZIP: <u>47403-3011</u>
PHONE: <u>812-650-8445</u>		

NATURE OF THE PROBLEM

see attached sheet

HOW LONG HAS THE PROBLEM EXISTED: 2018

WHEN DID YOU NOTIFY THE OWNER/AGENT: 2018

HOW DID YOU NOTIFY THE OWNER/AGENT: IN PERSON IN WRITING BY PHONE

COMPLAINANT SIGNATURE: Amittai A. Pressler

OFFICE USE ONLY

OWNER'S NAME:
ADDRESS:
NEIGHBORHOOD COMPLIANCE OFFICER:

HOUSING CODE FILE: YES NO
CITY LIMITS: YES NO 2 MILE FRINGE: YES NO

COMPLAINT RECEIVED BY: EDDIE WRIGHT DATE: 3-25-22 TIME: 10:30

COMMENTS: 3-29-22 @ 10:30 JH AGENT CONT w/ COURTNEY.

①

all communications in writing to me must be Friday 3/18/2022

20 Hidden Hills apartments,

In 2018 I reported water in my ducting which was making a sloshing sound. Now it got so much worse that it had to be pumped out, over 164 gallons, since then drainage was not installed and the problem persists. The exterior elements have consistently entered my dwelling, this has made my place uninhabitable and I do not feel safe breathing the air. The repairs that have been made were temporary fixes and the root issue remains, as you had seen in the maintenance records I reported this issue in 2018 therefore, I believe that major renovations in the porous wood subfloor are needed, maybe the city of Bloomington would be able to help you diagnose the issue. Also Hud and Hand, Hud being the department of housing and urban development, and Hand is City of Bloomington Housing and neighbor development. They would inspect under the building and all structural issues, like cracks in the foundation and also they would enforce an apartment transfer, I do not feel safe in this unit any longer. I Amittia A. Pressler am requesting the following:

1. Temporary housing until the repair is 100%

②

complete and no water can get in (enter) my unit.
2. A penalty free transfer to a new two
bedroom ~~and~~ ground floor apartment with similar
features and the same type of flooring. This
is to include professional movers and no
expense incurred, the same rent as well.

3. For the expense, inconvenience, stress,
and upheaval of my life I'm requesting
two months rent free, I will need
temporary housing immediately, with in
24 hours of you receiving this letter. I will
give you 72 hours to respond to the rest of my
requests, after that point I will have to take
the next steps to protect myself.

Thank you for working with me, I
understand this can be stressful for everyone
however I am not willing to suffer any
further.

Thank you

Amita A. Pressler



City Of Bloomington
Housing and Neighborhood Development

MAR 31 2022

Ashh Llc
566 West Lake Street, Suite 400
Chicago, IL 60661

RE:NOTICE OF COMPLAINT INSPECTION

Dear Ashh Llc

On 03/29/2022 a complaint inspection was performed at 1900 S Oakdale DR. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **APR 14 2022**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

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

Sincerely,

Housing & Neighborhood Development

Encl:Inspection Report,

Xc:Douglas W. Cook/ Evergreen Real Estate Services: 2201 S Oakdale Dr, Bloomington, IN 47403

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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



**City Of Bloomington
Housing and Neighborhood Development**

COMPLAINT INSPECTION REPORT

5023

Owner(s)

Ashh Llc
566 West Lake Street, Suite 400
Chicago, IL 60661

Agent

Douglas W. Cook/ Evergreen Real Estate Services
2201 S Oakdale Dr
Bloomington, IN 47403

Prop. Location: 1900 S Oakdale DR

Number of Units/Structures: 161/31

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 2/4/5 2/3/5 4/2/5, Bld B: 2/4/5 2/3/5 4/2/5, Bld C: 6/3/5, Bld D: 4/2/5, Bld E: 4/3/5, Bld F: 4/3/5, Bld G: 4/2/5, Bld H: 4/2/5, Bld I: 4/2/5, Bld J: 6/3/5, Bld K: 6/3/5, Bld L: 4/3/5 4/2/5, Bld M: 4/3/5 1/4/5, Bld N: 3/3/5 2/4/5, Bld O: 4/3/5, Bld P: 6/3/5, Bld Q: 4/3/5 4/2/5, Bld R: 4/2/5, Bld S: 4/2/5, Bld T: 4/2/5, Bld U: 4/2/5, Bld V: 4/2/5, Bld W: 4/2/5, Bld X: 6/3/5, Bld Y: 5/3/5, Bld Z: 4/3/5 4/2/5, Bld AA: 4/3/5, Bld BB: 4/3/5 4/2/5, Bld CC: 4/3/5 4/2/5, Bld DD: 4/2/5

Date Inspected: 03/29/2022
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: John Hewett
Foundation Type: Slab
Attic Access: Yes
Accessory Structure:

The following items are the result of a complaint inspection conducted on 03/29/2022. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

Building R, unit# 2102

The HVAC ducts for this unit are in the foundation slab. During rain events these ducts fill with rain water. Repair the grading and drainage around this structure to properly and permanently exclude the rain water from entering the heat/cooling ducts. BMC 16.04.050(b)

North bedroom

Repair the mold damage to the north wall where mold damage is visible through the paint. BMC 16.04.060(a)

This is the end of this report.

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

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

Meeting Date: May 18, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 55-TV-50

Address: 1818 S. Maxwell St.

Petitioner: Cynthia Hogan & Sally Sare

Inspector: Norman Mosier/John Hewett

Staff Report: September 30, 2020 – Completed Cycle Report with Petitioner's Representative
October 03, 2020 – Occupancy Permit Expired
October 13, 2020 – Report mailed to Petitioner.
October 30, 2020 – Report returned by USPS. Petitioner address had changed. Re-mailed report. Requested new Property Registration Form. Started 60 day deadline again.
December 30, 2020 – Mailed Remaining Violations Report (no re-inspection has been scheduled.)
January 25, 2021 – Petitioner scheduled re-inspection.
March 22, 2021 – Completed Re-inspection with Petitioner representative. Requested new property registration form.
April 23, 2021 – Remaining violations report mailed.
May 6, 2021 – RV report returned by USPS. Re-mailed report to address listed on Elevate.
July 21, 2021 – Start Legal
August 4, 2021 – Demand Letter Sent
January 29, 2022 – Request legal to file suit.
March 14, 2022 – Legal Notice sent to Petitioner
April 1, 2022 - Petitioner scheduled re-inspection for 04/14/22. This re-inspection did not take place.
April 8, 2022 – Received BHQA Application for Appeal

Staff recommendation: Deny the Request

Conditions: Schedule this property for a cycle inspection to take place no later than June 1, 2022. Pay all fees associated with the inspection from the September 2020 inspection including fines for the IDL, TORR, Furnace Documents and Property Registration Form that were never received, or this case will be continued with the City of Bloomington Legal Department for further action including the possibility of fines from the expiration of the permit.

Compliance Deadline: June 1, 2022

Attachments: Application for Appeal; Cycle Inspection Report; Remaining Violations Report mailed 04/26/2021



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: 1818 S Maxwell Street Bloomington, IN 47401

Petitioner's Name: Cynthia Hogan & Sally Sare

Address: 2206 S Bent Tree Drive

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123224141

E-mail Address: slsare@comcast.net

Owner's Name: Cynthia Hogan & Sally Sare

Address: Cynthia Hogan & Sally Sare

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123224141

E-mail Address: slsare@comcast.net

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)

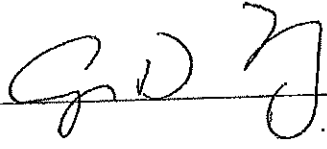
Petition Number: 22-TV-50

MM

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

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

If possible could we have until June 1st.
This is for all violations.

Signature (Required): 
Name (Print): Cynthia Hogan Date: 4/8/22

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

Sare, Sally & Hogan, Cynthia
1730 S Maxwell St.
Bloomington, IN 47401

RE: 1818 S Maxwell 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 29 2020** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

10310

Owner(s)

Sare, Sally & Hogan, Cynthia
1730 S Maxwell St.
Bloomington, IN 47401

Prop. Location: 1818 S Maxwell ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 09/30/2020
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1

Inspector: Norman Mosier
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Shed

Monroe County records show this structure was built in 1989. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
Width: 18 inches
Sill Height: 48 inches
Openable Area: 4.75 sq. ft.

INTERIOR:

Living Room/Dining Room/Kitchen 24 x 16-6:

Replace the missing set screw for the north window crank. BMC 16.04.060 (a)

Repair/replace the failing dishwasher. BMC 16.04.060 (c)

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

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

Family Room 12-5 x 15: Fireplace located here, see other requirements.

Replace the missing window crank for the north window, west wall. BMC 16.04.060 (a)

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

Replace the broken overhead window pane on the west wall above the double casement windows.
BMC 16.04.060 (a)

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

Laundry Room:

No violations noted.

Garage: Gas furnace located here, see other requirements.

No violations noted.

Hallway:

No violations noted.

Hall Bath:

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

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

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

NE Bedroom 9-6 x 9-1:

No violations noted.

Existing Egress: Dbl hung pop out: Const. Yr. - 1989

Height: 52.5 inches (both sashes removed)

Width: 35 inches

Sill Height: 28 inches

Openable Area: 12.76 sq. ft.

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

SE Bedroom 9-7 x 9-3: Same window as NE bedroom.

No violations noted.

Master Bedroom 12-7 x 11-9: Same window as NE bedroom.

No violations noted.

Master Bath:

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

Closet:

No violations noted.

EXTERIOR:

MAIN STRUCTURE:

Replace the failing storm door, hinges broken. BMC 16.04.060 (a)

Secure the sagging gutter on the east side of structure. BMC 16.04.050(a)

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

Remove the mold on the structure. Bi... 16.04.050(f)

Remove the vines on the south side of structure. BMC 16.04.050(a)

Remove the brush piles in the yard. BMC 16.04.050(a)

Crawlspace:

No violations noted.

Shed:

No violations noted.

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

Tenants and Owners Rights and Responsibilities Summary

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

Inventory Damage List

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

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

APR 26 2021

REMAINING VIOLATION INSPECTION REPORT

10310

Owner(s)

Sare, Sally & Hogan, Cynthia
1730 S Maxwell St.
Bloomington, IN 47401

Prop. Location: 1818 S Maxwell ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 09/03/2020
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1

Inspector: Norman Mosier
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Shed

Monroe County records show this structure was built in 1989. The minimum emergency egress requirements at the time of construction were as follows:

- Height: 24 inches
- Width: 18 inches
- Sill Height: 48 inches
- Openable Area: 4.75 sq. ft.

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.

401 N Morton St
Bloomington, IN 47404
Fax (812) 349-3582

City Hall
bloomington.in.gov

Rental Inspection (812) 349-3420
Neighborhood Division (812) 349-3421
Housing Division (812) 349-3401

cc

INTERIOR:

Living Room/Dining Room/Kitchen 24 x 16-6:

Replace the missing set screw for the north window crank. BMC 16.04.060 (a)

Repair/replace the failing dishwasher. BMC 16.04.060 (c)

Family Room 12-5 x 15: Fireplace located here, see other requirements.

Replace the broken overhead window pane on the west wall above the double casement windows.
BMC 16.04.060 (a)

Garage: Gas furnace located here, see other requirements.

No violations noted.

Hall Bath:

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

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

Master Bath:

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

EXTERIOR:

MAIN STRUCTURE:

Replace the failing storm door, hinges broken. BMC 16.04.060 (a)

Remove the mold on the structure, south end of structure. BMC 16.04.050(f)

Remove the brush piles in the yard. 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 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)

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

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

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

- **Inventory & Damages List**

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

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: May 18, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-51

Address: 124 S. Glenwood Avenue W.

Petitioner: Mark Kleinbauer

Inspector: Jo Stong

Staff Report: March 29, 2022: Received complaint about Unit 1 of the above address
March 31, 2022: Conducted complaint inspection
April 1, 2022: Mailed complaint report
April 21, 2022: Mailed Remaining Complaint Violations report
April 25, 2022: Received appeal

During a complaint inspection of Unit 1 at the above property violations of Bloomington's housing code were found. The petitioner is seeking an extension of time of 3-4 weeks to complete some repairs, including removal of a large tree, repair of a cracked bathtub, and inspection and possible repair of the gas furnace (error light flashing). The petitioner states that all other repairs have been made.

Staff recommendation: Grant an extension of time

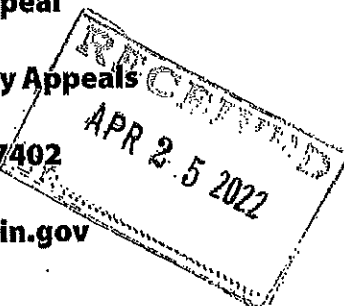
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 31, 2022

Attachments: Complaint, complaint report, photo, 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: 124 S. Glenwood Ave West Unit 1

Petitioner's Name: Mark Kleinbauer

Address: 885 S. College Mall Road #385

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123603460

E-mail Address: mkleinba@homefinder.org

Owner's Name: Iesciu Mullins

Address: 664 N. Grandview Ave

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8128411002

E-mail Address: lewhete@att.net

Occupants: Nikie Ryan

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!

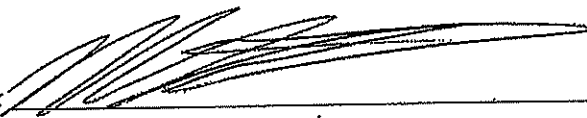
(Will be assigned by BHQA)

Petition Number: 22-TV-51

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 completed all repairs at the property except for
 1. Bath tub repair, 2. Tree Repair 3. Furnace Repair.
 The Complaint Inspection I think incorrectly said the bath tub had to be replaced, but it is repairable and is contracted to be properly repaired by Flora's Tub Repair who specializes in such repairs on April 19th.
 We are awaiting bids on the tree work and need additional time to complete the work due to the potential cost and availability of contractors.
 The furnace is working ok at this time and tenant has not experienced it not working and can attest to this. The issue is a flashing red light on occasion. Sometimes the light is green according to the tenant and to my maintenance man Mike Gibson. We are awaiting Truesdale Heating and Cooling to diagnose and remedy the situation and if in their professional opinion the furnace does not need repair, then I shall provide to HAND an invoice stating as such. We respectfully request an additional 3-4 weeks to complete the tree and furnace, but the tub should be completed on 4/19 and I shall email an invoice upon receipt.
 Thank you kindly for your consideration of this request.

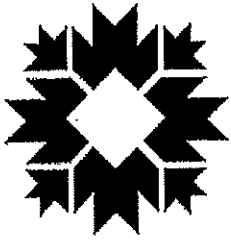
Signature (Required): 

Name (Print): Mark Kleinbauer

Date: 4/14/22

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
RENTAL COMPLAINT FORM**

HOUSING & NEIGHBORHOOD DEVELOPMENT
P.O. BOX 100
BLOOMINGTON, IN 47401
PHONE: (812) 349-3420 FAX: (812) 349-3582
EMAIL: hand@bloomington.in.gov

RECEIVED
MAR 29 2022

BY:

ADDRESS OR LOCATION OF THE COMPLAINT: 124 S. GLENWOOD AVE W. UNIT 1

COMPLAINANT INFORMATION

NAME: <u>Nik Ripan</u>		
STREET ADDRESS: <u>124 S. GLENWOOD AVE W. UNIT 1</u>		
CITY: <u>BLOOMINGTON</u>	STATE: <u>IN.</u>	ZIP: <u>47408</u>
PHONE: <u>317-771-1279</u>		

NATURE OF THE PROBLEM

- ~~MOLD IN CRAWLSPACE~~
- ~~LEAK UNDER SINK~~ ^{forward plumbing}
- ~~LEAK UNDER TUB/MAID IN TUB~~ ^{see York}
- ~~BE DRAINAGE~~ [←]
- ~~BUG INFESTATION~~
- ~~FLOORING DAMAGE~~ ^{Tub cracked}
- ~~FLOODING IN GARAGE~~ ^{flooding covering}
- ~~DEAD TREE~~ ^{not glued down}

HOW LONG HAS THE PROBLEM EXISTED: 2/6/22 NO TOP TUBE

WHEN DID YOU NOTIFY THE OWNER/AGENT: 2/7/22 vent to ext.

HOW DID YOU NOTIFY THE OWNER/AGENT: IN PERSON IN WRITING BY PHONE

COMPLAINANT SIGNATURE: Nik Ripan

OFFICE USE ONLY

OWNER'S NAME: <u>IESCIV MULLINS</u>	<u>REEK & ASSOCIATES c/o MARK KLEINBAUER</u>
ADDRESS: <u>664 N. GRANDVIEW AVE. BLOOMINGTON, IN 47408</u>	<u>855 S. COLLEGE MAN RD. #385 BLOOMINGTON, IN 47401</u>
NEIGHBORHOOD COMPLIANCE OFFICER: <u>Jo STONG</u>	

HOUSING CODE FILE: YES NO
CITY LIMITS: YES NO 2 MILE FRINGE: YES NO

COMPLAINT RECEIVED BY: ROB COUNCIL DATE: 3/29/22 TIME: 12:35 PM

COMMENTS: SPOKE W/ TENANT IN ATRIUM, SAW STATUS OF COMPLAINT



City Of Bloomington
Housing and Neighborhood Development

APR 01 2022

Mullins, Iesciu
664 N Grandview Avenue
Bloomington, IN 47408

RE: NOTICE OF COMPLAINT INSPECTION

Dear Mullins, Iesciu

On 03/31/2022 a complaint inspection was performed at 124 S Glenwood AVE W. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **APR 15 2022**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report

Xc: Peek & Associates C/O Mark Kleinbauer: 885 S. College Mall Road #385, Bloomington, IN 47401



**City Of Bloomington
Housing and Neighborhood Development**

COMPLAINT INSPECTION REPORT

4474

<u>Owner</u>	<u>Agent</u>	<u>Tenant</u>
Mullins, Iesciu 664 N Grandview Avenue Bloomington, IN 47408	Peek & Associates c/o Mark Kleinbauer 885 S. College Mall Rd. #385 Bloomington, IN 47401	Nik Ryan 124 S. Glenwood Ave W. #1 Bloomington, IN 47408

Prop. Location: 124 S Glenwood AVE W
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/3

Date Inspected: 03/31/2022
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Jo Stong
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: Garage

The following items are the result of a complaint inspection conducted on March 31, 2022. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR:

UNIT #1

Kitchen:

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

Repair and properly anchor the floor covering (coming up at edges; billows when furnace comes on). BMC 16.04.060(a)

Bathroom:

Replace the cracked bath tub. BMC 16.04.060(c)

Mechanical Room:

Re-route the condensate line so that it does not terminate in the crawlspace. BMC 16.04.060(c)

Service the gas furnace (code light flashes red when heat is on). Documentation from a professional HVAC contractor for this service is acceptable and encouraged.

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)

EXTERIOR:

Remove the dead tree in the front yard. 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)

Install a tight-fitting cover on the crawlspace access to prevent the entry of rodents and other pests. BMC 16.04.050(a)

Properly caulk/seal around windows to prevent the entry of weather and pests. BMC 16.04.050(a)

Redirect the downspout at the southwest corner so that water discharges away from the foundation of the house. BMC 16.04.050(a)

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: May 18, 2022

Petition Type: Relief from an administrative decision

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

Petition Number: 22-AA-52

Address: 2853 S. Walnut Street Pike

Petitioner: Rhonda (Mobley) Kirk

Inspector: John Hewett

Staff Report: April 25, 2022 Received BHQA Application for relief from an administrative decision. Petitioner states that she has recently married and moved to Mitchell, IN. However, her son Nicholas Mobley still resides in the property. She would like the property to not be considered a rental property so long as only her son resides there.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are not changed from the current status. The property status will be checked yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: None

Attachments: Application for 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 APR 25 2022 BY:

Property Address: 2853 S Walnut St Pike, Bloomington IN 47401

Petitioner's Name: Rhonda (Mobley) Kirk

Address: 1523 Meridian Rd

City: Mitchell

State: Indiana



Zip Code: 47446

Phone Number: 8123402480

E-mail Address: r_mobley38@outlook.com

Owner's Name: Rhonda (Mobley) Kirk

Address: 1523 S Walnut St Pike

City: Mitchell

State: Indiana



Zip Code: 47446

Phone Number: 8123402480

E-mail Address: r_mobley38@outlook.com

Occupants: Nicholas Mobley

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

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

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

Variance Type: A modification or exception to the Housing Property Maintenance Code. (Petition Type: V)

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

(Will be assigned by BHQA)
Petition Number: 22-AA-52

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.

Requesting an appeal for 2853 S Walnut St Pike to not be considered a rental property. I married and move to Mitchell, IN. However, my son Nicholas Mobley is still living there. Petition type: V

Signature (Required): Rhonda J Kirk
Name (Print): Rhonda J Kirk Date: 4/18/22

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
H.A.N.D.

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

Meeting Date: May 18, 2022

Petition Type: Relief from an administrative decision

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

Petition Number: 22-AA-53

Address: 340 S. Wilmington Ct.

Petitioner: Anastasis McKinlay

Inspector: John Hewett

Staff Report: April 26, 2022 - Received BHQA Application for relief from an administrative decision.

Petitioner states that she is the property owner and the unit is to be occupied by her mother. Her mother will be the only occupant of this unit.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are not changed from the current status. The property status will be checked yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: None

Attachments: Application for Appeal

AA



**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: 340 S Wilmington Ct, Bloomington, IN, 47401

Petitioner's Name: Anastasia McKinlay

Address: 3708 E Mesa Ln

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

Phone Number: 8126718024 **E-mail Address:** nasgrid@yahoo.com

Owner's Name: Anastasia and James McKinlay

Address: 3708 E Mesa Ln

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

Phone Number: 8126718024 **E-mail Address:** nasgrid@yahoo.com

Occupants: Dyakova Tamara

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

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

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

Variance Type: A modification or exception to the Housing Property Maintenance Code. (Petition Type: V)

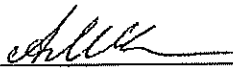
Reminder:
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)
Petition Number: 22-AA-53

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, Anastasia McKinlay, am an owner (with my husband James McKinlay) of the property at 340 S Wilmington Ct, Bloomington, IN. This property will be occupied by my mother, Tamara Dyakova. My mother will be the only occupant at this property and we are asking for the exception to the Housing Property Maintenance code (in regards of the property renting to the family member).

Signature (Required): 

Name (Print): Anastasia McKinlay Date: 04/26/2022

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
H.A.N.D.

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

Meeting Date: May 18, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 55-TV-54

Address: 2440 S. Henderson St.

Petitioner: Lora Brantly-Gilbert on behalf of Crawford Apartments, LP

Inspector: Maria McCormick/John Hewett

Staff Report:

June 6, 2021	Rental Permit Expired
September 13, 2021	Cycle inspection with staff
October 7, 2021	Report mailed
November 5, 2021	Received 1 st BHQA application for appeal
December 15, 2021	Granted extension of time until 01/15/22 for life safety; 04/14/22 for all other violations
January 14, 2022	Petitioner scheduled Life Safety re-inspection
February 28, 2022	Re-inspection was conducted. Not all items complied
April 28, 2022	Received 2 nd BHQA application for extension of time.

The petitioner is requesting a second extension of time to complete repairs. This property has undergone several management and maintenance changes as outlined in their petition.

Staff recommendation: Grant the extension

Conditions: All repairs must be completed by the deadline stated above, or this case will be continued with the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: July 31, 2022

Attachments: Application for Appeal (this contains the remaining violations report from 02/28/2022)

1/2



**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: Crawford Apartments

Petitioner's Name: Lora Brantley-Gilbert on behalf of Crawford Apartments, LP

Address: 1118 South Washington

City: Lansing **State:** Michigan **Zip Code:** 48910

Phone Number: (313) 288-7005 **E-mail Address:** lbrantleygilbert@cinnaire.com

Owner's Name: Crawford Apartments, LP

Address: 200 E. Winslow Road

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

Phone Number: 812-332-9615 **E-mail Address:** _____

Occupants: _____

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

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

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

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

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

(Will be assigned by BHQA)

Petition Number: 22-TV-54

MM,

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

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

Please see the attached documentation.

Signature (Required): Lora Brantley Gilbert

Name (Print): Lora Brantley-Gilbert Date: 4/27/22

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.



Crawford Apartment Board of Housing Quality Appeals

We respectfully request a ninety (90) day extension (July 31st) to complete all the Housing Inspection Repairs. We believe current events at the Crawford's warrant the additional time to achieve the goals outlined by the City of Bloomington.

Toward the end of 2021, Developmental Services Inc. purchased LifeDesigns. As you may be aware, LifeDesigns revised its mission statement, no longer serving the population that resides at properties like the Crawford's. At the request of LifeDesign and in response to these changes, the Investor Limited Partner agreed to transition the General Partner's interest. While we anticipate the transition being completed within the next 30-45 days, the Special Assets and Real Estate Owned (REO) Management Teams at Cinnaire are working with LifeDesigns and management.

This additional time will allow us to begin addressing other concerns raised by the police department and city officials. We can commit to completing the repairs with the approval of the extension.

As mentioned to the Housing and Neighborhood Development Department, the population that resides at the property makes it challenging to complete all the repairs with the intent to reinspect at one time. Unfortunately, residents often cause additional damage following the repairs before the reinspection. We are committed to maintaining the property; however, given this vulnerable population and its challenges, we had hoped to implement a video inspection process that would allow us to confirm the repairs when they are completed.

1. Management Change
 - a. On February 1st we transition management oversight to KMG Prestige. LifeDesign remains involved, pending the GP transfer.
2. Occupied Units
 - a. Approximately \$25,000 in repairs have been completed.
 - b. An additional \$50,000 is planned for the 2nd quarter/early 3rd quarter.
3. Vacant Units
 - a. Crawford I – Currently working to make six (6) units rent-ready.
4. Residents
 - a. Management identified the most disruptive residents. As a result, of their efforts, six (6) of the identified residents no longer reside on the property.
5. Common Area
 - a. Crawford I – Painting of the common halls and doors is in process.
6. Additional Improvements
 - a. We will complete projects in the 3rd and 4th quarters as we prioritize the property's needs.

Crawford Apartment
Board of Housing Quality Appeals

7. The woods adjacent to the property.
 - a. 3/18 – Beacon and the Health Department did a syringe clean-up.
 - b. 4/2 – Beacon coordinated a clean-up.
 - c. 4/20 – Management removed tents from the woods.

The work we are completing in the occupied and vacant units will address some of the concerns identified in the city inspection.

We are committed to making marked improvements at the property throughout 2022, and we believe our actions will yield results. We are utilizing all available resources; however, like many today, we are hampered by the difficulty in finding staff. We are currently using a temporary worker to fill our essential Maintenance Assistant position. Along with a cleaning company to complete the cleaning responsibilities.

List of Deficiencies

112

1. Remove all items that are obstructing continuous access to egress areas.
2. The tenant of a residential rental unit is responsible for keeping the unit clean, sanitary, and safe.
3. Replace the missing smoke detector by 5/6.

113

1. Repair garbage disposal to function as intended.
2. Eliminate the leak under the kitchen sink.
3. Properly secure the sink to the wall in the bathroom.
4. Properly repair the toilet paper holder or remove and properly patch the drywall.

114

1. This unit was not inspected at the time of this inspection, as it was not accessible. Compliant per Inspector.

115

1. Properly repair, clean, and surface coat damaged or stained ceiling area in the Kitchen/Living.
2. Replace the missing smoke detector in the kitchen. Compliant per Inspector.
3. Repair/replace the Temperature/pressure relief (IPR) valve discharge tubes
4. Properly secure the loose wiring on the water heater and furnace.
5. Properly repair, clean, and surface coat damaged or stained ceiling area in the bathroom.

Crawford Apartment
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116

1. Provide a stove for this unit. Compliant per Inspector.
2. Eliminate the leak under the stove. Compliant per Inspector.
3. Repair garbage disposal to function as intended.
4. Replace the broken window glass. Compliant per Inspector.
5. Repair or replace the dishwasher to function as intended.
6. Replace the missing smoke detector in the bedroom by 5/6.
7. Repair or replace the HVAC unit to provide Air Conditioning as intended. Compliant per Inspector.

202

1. Determine the source and eliminate the water leak in the mechanical closet ceiling.
2. Repair garbage disposal to function as intended.

203

1. Repair garbage disposal to function as intended.

204

1. Replace the broken entry door closer.
2. Properly secure the chase for the exhaust hood. Compliant per Inspector.
3. Replace the missing electrical receptacle cover plates in the kitchen. Compliant per Inspector.
4. Replace the missing electrical receptacle cover plates in the living room. Compliant per Inspector.
5. Replace the missing smoke detector in the living room. Compliant per Inspector.
6. Properly caulk the bathroom countertop where it meets the wall to eliminate water infiltration.
7. Properly seal the entire perimeter of the tub/shower, including the floor.
8. Replace non-functioning or incorrectly wired GFCI receptacle(s) in the bathroom. Compliant per Inspector.
9. Repair the bathroom sink drain to function as intended.
10. Replace the broken toilet paper holder.
11. Replace the missing smoke detector in the bedroom. Compliant per Inspector.
12. Replace the missing electrical receptacle cover plates in the bedroom. Compliant per Inspector.
13. Repair the temperature/pressure relief valve discharge tubes.

205

1. Repair garbage disposal to function as intended.
2. Repair the surface of the kitchen ceiling to be free of holes, cracks, and peeling paint.
3. Repair the surface of the living room ceiling to be free of holes, cracks, and peeling paint.

Crawford Apartment
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4. Repair the surface of the mechanical room ceiling to be free of holes, cracks, and peeling paint.
5. Bathroom interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
6. Repair the surface of the bathroom ceiling to be free of holes, cracks, and peeling paint.
7. Bedroom interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.

206

1. Repair the surface of the kitchen ceiling to be free of holes, cracks, peeling paint
2. Repair the tub drain to function as intended.

207

1. Install the unit's address number on the front of the unit. Compliant per Inspector.
2. Repair the entry ceiling free of holes, cracks, and peeling paint.
3. Repair or replace entry doorknob/lock assembly to function as intended. Compliant per Inspector.
4. Replace the missing intercom.
5. Kitchen Repair, the surface of the kitchen ceiling is free of holes, cracks, and peeling paint.
6. Replace the missing freezer handle.
7. Replace the missing protective cover for the range hood exhaust fan.
8. Replace the missing kitchen electrical receptacle cover plates. Compliant per Inspector.
9. Repair or replace the kitchen sink faucet to eliminate the leak. Compliant per Inspector.
10. Replace the missing oven handle on the stove.
11. Replace the missing smoke detector in the bedroom by 5/6.
12. Replace the damaged bedroom door and frame.
13. Replace the missing and damaged window trim in the bedroom.
14. Replace the missing living room smoke detector by 5/6.
15. Repair the surface of the living room ceiling to be free of holes, cracks, and peeling paint.
16. Properly repair, clean, and surface coat damaged or stained mechanical ceiling area.
17. Properly secure the mechanical ceiling light fixture.

208 Vacant – repairs completed and request inspection before occupancy.

1. Repair or replace mechanical closet doorknob/lock assembly to function as intended.
2. Properly repair or replace broken or missing kitchen cabinet doors.
3. Repair garbage disposal to function as intended.
4. Repair or replace the dishwasher to function as intended.
5. Repair or replace the stove to function as intended.
6. Replace the bathroom exhaust fan to function as intended.
7. Replace the damaged door bathroom jamb.

Crawford Apartment
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8. Replace the missing living room smoke detector by 5/6.
9. Replace the broken living room window glass.
10. Replace the broken living room window jambs.
11. Replace the broken bedroom door.
12. Replace the missing bedroom smoke detector by 5/6.

209 Vacant – repairs completed and request inspection before occupancy.

1. Install the unit's address number on the front of the unit. Compliant per Inspector.
2. Replace the broken mechanical entry closet door, including replacing the doorknob to function.
3. Kitchen/Dining Room interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
4. Replace the missing electrical receptacle cover plate adjacent to the stove by 5/6.
5. Repair garbage disposal to function as intended.
6. Replace the missing living room smoke detector by 5/6.
7. Living room interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
8. Replace the broken bedroom door.
9. Repair or replace bedroom closet doors, so they function as intended.
10. Bedroom interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.

210

1. Install the unit's address number on the front of the unit. Compliant per Inspector.
2. Properly install a functioning doorknob on the entry door. Compliant per Inspector.
3. Replace the door closer to function as intended.
4. Entry interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
5. Repair or replace the entry closet doorknob/lock assembly to function.
6. Bathroom interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
7. Replace the toilet paper holder or properly patch the damaged drywall.
8. Properly repair or replace broken or missing kitchen cabinet doors and drawers.
9. Determine the source of the leak in the living room ceiling and eliminate it. Compliant per Inspector.
10. Install an approved cover on the breaker box.
11. Replace the missing electrical receptacle cover plates.
12. Replace the hallway missing smoke detector by 5/6.
13. Replace the missing smoke detector in the bedroom by 5/6.
14. Bedroom interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.

Crawford Apartment
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211

1. Remove the hasp lock from the hallway side of the entry door. Compliant per Inspector.
2. Repair or replace the doorknob/lock assembly to function as intended. Compliant per Inspector.
3. Replace the damaged door jamb and trim on the entry door. Compliant per Inspector.
4. Replace the missing smoke detector om in the living room by 5/6.
5. Replace the missing smoke detector om in the bedroom by 5/6.
6. Reduce the amount of clutter in the bedroom. Tenant(s) must remove or rearrange items to allow the inspector access to all areas.
7. Clean and sanitize the entire unit.
8. Replace the missing bathroom door.
9. Bathroom interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
10. Properly repair or replace broken or missing bathroom cabinet door.
11. Repair the toilet to eliminate unnecessary water use.

302

1. Replace the refrigerator seal that is held on by duct tape.
2. Remove the residue from the electrical receptacle cover plates in the kitchen.
3. Repair the hole in the bedroom wall behind the door.
4. Replace the missing bedroom smoke detector by 5/6.
5. Repair or replace bedroom closet doors, so they function as intended.

303

1. Replace the missing intercom.
2. Replace the missing smoke detector in the bedroom. Compliant per Inspector.
3. Repair the hole in the wall behind the bedroom door.
4. Properly secure the bathroom ceiling vent cover.
5. Bathroom interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
6. Replace the living room missing smoke detector by 5/6.
7. Repair or replace the dripping kitchen faucet.
8. Repair the damaged drywall behind the kitchen sink.
9. Repair or replace closet doors in the kitchen to function as intended.

304 Vacant

1. Install the unit's address number on the front of the unit. Compliant per Inspector.

305 Vacant – repairs completed and request inspection before occupancy.

1. This unit was not inspected at the time of the inspection, as it was not accessible.

Crawford Apartment
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306

1. Replace the missing smoke detector in the living room. Compliant per Inspector.
2. Replace the missing bedroom smoke detector by 5/6.
3. Repair or replace the kitchen faucet to function as intended.

307 – Compliant per Inspector.

1. Reduce the amount of clutter to an average and manageable amount for a single adult.
2. Remove all items that are obstructing continuous access to egress areas.
3. The tenant of a residential rental unit is responsible for keeping the unit clean, sanitary, and safe.
4. This unit was not inspected as needles, clutter, and debris made access impossible.

308

1. Properly repair, clean, and surface coat damaged or stained living room ceiling area.

309 Vacant – repairs completed and request inspection before occupancy.

1. Properly clean and sanitize the unit.
2. Replace the missing electrical receptacles and cover plates in the kitchen. Compliant per Inspector.
3. Replace the missing kitchen floor covering.
4. Properly secure the range hood.
5. Replace non-functioning or incorrectly wired GFCI receptacle (in the kitchen).
6. Replace the missing dishwasher.
7. Repair garbage disposal to function as intended.
8. Kitchen interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
9. Repair the surface of the kitchen ceiling to be free of holes, cracks, and peeling paint.
10. The mechanical room was not accessible at the time of this inspection (There were used needles and trash blocking the way).
11. Replace the bathroom door.
12. Replace non-functioning or incorrectly wired GFCI receptacle(s) in the bathroom.
13. Provide a vent cover for the bathroom exhaust fan.
14. Bathroom interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
15. Replace the bedroom door, jamb, and trim.
16. Repair the surface of the bedroom ceiling to be free of holes, cracks, and peeling paint.
17. Bedroom interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
18. Repair or replace the existing smoke detector by 5/6.
19. Repair the living room broken window glass. Compliant per Inspector.

Crawford Apartment
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20. Living room interior walls shall be free of holes, cracks, peeling paint, and/or deteriorated drywall.
21. Repair the surface of the living room ceiling to be free of holes, cracks, and peeling paint.
22. Replace the damaged living room ceiling fan.

310

1. Repair garbage disposal to function as intended.
2. Replace the damaged living room horn strobe. Compliant per Inspector.

311

1. Replace the broken electrical receptacle on the west wall of the living room by 5/6.

2nd Floor Common Hallway

1. Properly secure all emergency signage and lighting. Compliant per Inspector.
2. Replace the panic hardware on the stairway door to function as intended. Compliant per Inspector.

Common Laundry Room:

1. Replace the missing washer front.

Exterior:

1. Remove and properly dispose of all accumulated or scattered trash on the property.
2. Repair the roof to eliminate the standing water under the rubber membrane.
3. Properly clean the roof drains.

Plan Specifics

Health & Safety – Completed by 5/6

- 112 – Replace the smoke detector in the living room.
- 115 – Replace the smoke detector in the living room.
- 116 – Replace the smoke detector in the bedroom.
- 204 – Replace the smoke detector in the bedroom and the living room.
- 204 – Replace the electrical receptacle cover plate in the kitchen, bedroom, and living room.
- 207 – Replace the smoke detector in the bedroom and the living room.
- 208 – Replace the electrical receptacle cover plate in the kitchen.
- 209 – Replace the bedroom and living room smoke detector.
- 210 – Replace the living room smoke detector.
- 209 – Replace the electrical receptacle cover plate adjacent to the stove.
- 211 – Replace the smoke detector in the bedroom.

Crawford Apartment
Board of Housing Quality Appeals

- 210 – Replace the broken electrical receptacle cover plate in the mechanical closet.
- 211 – Replace the smoke detector om in the living room and bedroom.
- 302 – Repair or replace the existing smoke detector in the bedroom.
- 303 – Replace the bedroom and living room missing smoke detector.
- 306 – Replace the smoke detector in the bedroom and the living room.
- 309 – Repair or replace the smoke detector in the bedroom.
- 310 – Replace the broken electrical receptacle on the west wall of the living room.
- 311 – Replace the electrical receptacle cover plate on the west wall in the living room.

1. All residential rental units, accessory structures, and exterior premises shall be kept free from pests. The entire building is infested with cockroaches. All units are inspected/treated twice a month (see the April invoice). In addition, the exterior is being inspected/treated for mice (see the April invoice).

2. Each unit in this building has one (1) approved sleeping room. During the cycle inspection, conditions (beds in the living rooms) indicated that this property might be in violation. In reading the ordinance, we believe that the ordinance governs the number of unrelated household members, not where the occupants sleep. In adherence to the ordinance, and with Beacons' assistance, we will work with residents to check that they do not exceed more than three adults and any dependent children.
 - a. SECTION I. Chapter 20.04, Section 20.04.01.00 Definitions of "Dwelling unit (DO) " in the Bloomington Municipal Code shall be repealed and reenacted to read as follows; 'Dwelling unit, single-family zones" means one or more rooms in the RS or RE zones with cooking, living, sanitary, and sleeping facilities, occupied by not more than one primary family or a single household of no more than three adults (i.e., persons sixteen years of age or older) and any dependent children of the household. The dwelling unit shall be characterized by but not limited to:

3. Properly clean and sanitize all building common areas, including hallways, stairways, and elevators. Red Oaks Industries, Inc. cleans the common areas twice a week (see the March invoice) and cleans the bathrooms and unforeseen incidents (such as spills) daily. We increased the common area cleaning to three times a week beginning in May.

All furnaces and air conditioners shall function as intended. Thoroughly clean and service the furnace/ac and ductwork in each unit and common areas. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. In adherence to the ordinance, we will repair the system as needed when repairs are

Crawford Apartment
Board of Housing Quality Appeals

identified in units and common areas. A licensed HVAC contractor will correct HVAC deficiencies listed in the inspection. Management will provide documentation by 6/30.

- a. 16.04.070 Duct systems. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. (Ord. No. 12-27, § 1, 11-14-2012).
4. Provide documentation of the fire suppression/fire alarm system's annual inspection. Management will be provided by 6/30.
5. Remove and properly dispose of all accumulated or scattered trash on the property. Red Oaks Industries, Inc. cleans the grounds daily.
6. Repair all windows to function as intended. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. This project requires further investigation to determine the repair scope of work and the associated costs. We will keep all parties updated.

John Zody has been an excellent partner who provides valuable insight on what is required to resolve all the open items. We look forward to collaborating with him and his team in 2022 to improve the property.

Thank you for your consideration, patience, and attention in this matter.

Lora Brantley Gilbert

Lora Brantley-Gilbert
REO Manager

cc: Shane Burton – Development Services
Russell Bonanno - LifeDesigns
John Wilson – KMG Prestige
Connie Mathes – KMG Prestige
Mike Witt - Cinnaire

Service Slip / Invoice



YES Pest Pros, Inc.
 1500 W Bloomfield Rd.
 Bloomington, IN 47403
 812-332-2423
 812-333-9235

Order: 661168
 WORK DATE: 4/5/2022
 Tuesday

125754

125754 812-340-4871
 Alt. Phone

Bill-To: Crawford Apartments
 ATTN:// Management
 2446 S Henderson St
 Bloomington, IN 47401-4620

Work Location: Crawford Apartments
 2440 S Henderson St
 2446 S Henderson St
 Bloomington, IN 47401-4620

Work Date	Time	Target Pest	Technician	Time In
4/5/2022	9:19 AM	GERMAN	MIKE	Mike Harper

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30			Lic: 278797

Service	Description	Qty	Amount
EOW	BOTH BUILDINGS- 61 UNITS	1.00	457.00

SUBTOTAL	\$457.00
TAX	\$0.00
TOTAL	\$457.00
PRIOR BALANCE	\$2,628.00
AMOUNT DUE	\$3,085.00

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

X _____
 CUSTOMER SIGNATURE

Service Slip/Invoice



YES Pest Pros, Inc.
 1500 W Bloomfield Rd.
 Bloomington, IN 47403
 812-332-2423
 812-333-9235

INVOICE: 661172
 DATE: 4/19/2022
 ORDER: 661172

Bill to: [125754]
 Crawford Apartments
 ATTN:// Management
 2446 S Henderson St
 Bloomington, IN 47401-4620

Work Location: [125754] 812-340-4871
 Crawford Apartments
 2440 S Henderson St
 2446 S Henderson St
 Bloomington, IN 47401-4620

4/19/2022	Technician	Time In
	MIKE	Mike Harper
NET 30	Map Code	Time Out
	4/19/2022	Lic:278797

MONTHLY SERVICE	EXTERIOR - MICE	\$100.00
		SUBTOTAL \$100.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$100.00
		AMOUNT DUE \$100.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



**City Of Bloomington
Housing and Neighborhood Development**

RENTAL INSPECTION INFORMATION

Lifedesigns, Inc.
200 E Winslow Rd
Bloomington, IN 47401

RE: 2440 S Henderson ST

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

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

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Cindy Fleetwood For Lifedesigns, Inc.: 200 E. Winslow Rd., Bloomington, IN 47401

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

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

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE & HOME INSPECTION REPORT

10022

Owner(s)

Lifedesigns, Inc.
200 E Winslow Rd
Bloomington, IN 47401

Agent

Cindy Fleetwood For Lifedesigns, Inc.
200 E. Winslow Rd.
Bloomington, IN 47401

Prop. Location: 2440 S Henderson ST
Number of Units/Structures: 25/1
Units/Bedrooms/Max # of Occupants: Bld 1: 25/1/5

Date Inspected: 09/13/2021
Primary Heat Source: Electric
Property Zoning: MC
Number of Stories: 3
Landlord Has Affidavit: N/A

Inspector: Maria McCormick
Foundation Type: Slab
Attic Access: N/A
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 2014. This structure is fully sprinklered and meets the requirements of Sec. 1026 Exc. 1 IBC.

Note: Only units with violations will be listed on this report. Room dimensions and inventories are in the file.

INTERIOR:

General Violations –

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

<p>City Hall Email: hand@bloomington.in.gov Neighborhood Division (812) 349-3421</p>	<p>401 N Morton St https://bloomington.in.gov/nnnd Housing Division (812) 349-3401</p>	<p>Bloomington, IN 47404 Rental Inspection (812) 349-3420 Fax (812) 349-3582</p>
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Each unit in this building has 1 approved sleeping room. During the cycle inspection, conditions were noted (beds in the living rooms) that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to sleeping rooms and density. This unit needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied. For more information, please contact the Planning Department at 349-3423. Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.

Properly clean and sanitize all common areas of the building this includes hallways, stairways and elevators. This space shall be maintained in a clean and sanitary condition. It is the responsibility of the owner/agent to maintain all public areas in buildings with 2 or more rental units. BMC 16.04.060(e)

Thoroughly clean and service the furnace/ac and ductwork in each unit and common areas. All furnaces and air conditioners shall function as intended. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)

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

Repair all windows to function as intended. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Apt. 112 -

General Violation:

NO Remove all items that are obstructing continuous access to egress areas. The minimum clear aisle width shall not be less than 36 inches. A means of egress shall be free from obstructions that would prevent its use. BMC 16.04.020(a)(3), IFC 1030.3

NE The tenant of a residential rental unit is responsible for keeping the unit in a clean, sanitary and safe condition. BMC 16.04.030

Living Room:

NO Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Apt. 113 -

Kitchen:

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

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

Bathroom:

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

Properly repair the toilet paper holder or remove and properly patch the drywall. BMC 16.04.060(a)

Apt. 115 –
Kitchen/Living Room:

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

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

Mechanical Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

BMC 16.04.060(c)

NC Properly secure the loose wiring on the water heater and furnace. BMC 16.04.060(c)

Bathroom:

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

Apt. 116 –
Kitchen/Living Room:

Provide a stove for this unit. BMC 16.04.060(c)

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

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

NC Replace the broken window glass. BMC 16.04.0660(b)

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

Bedroom:

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

Mechanical Closet:

Repair or replace the HVAC unit to provide Air Conditioning as intended. BMC 16.04.060(c)

Apt. 114 –

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

Apt. 210 -

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

Entry:

Properly install a functioning door knob on the entry door. BMC 16.04.060(b)

NC

Replace the door closer to function as intended. BMC 16.04.060(b)

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

NC

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

Bathroom:

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

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

Kitchen:

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

Living Room:

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

Mechanical Closet:

Install an approved cover on the breaker box. BMC 16.04.060(c)

NC

Replace the missing electrical receptacle cover plates. BMC 16.04.060(c)

Hallway:

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

Bedroom:

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

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

Apt. 211 -

Remove the hasp lock from the hallway side of the entry door. BMC 16.04.060(b)

Kitchen:

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

Replace the damaged door jamb and trim on the entry door. BMC 16.04.060(b)

Living Room:

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

Bedroom:

NC 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

NC Reduce the amount of clutter to an average and manageable amount for a single adult. BMC 16.04.080(a), 16.04.060(d)

NC A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a safe path of travel. Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. BMC 16.04.020 and BMC 16.04.060(c)

NC Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Residential Rental Unit and Lodging Establishment Inspection Program. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. BMC 16.04.030(a)

NC Clean and sanitize entire unit. BMC 16.04.060(d)

Bathroom:

Replace the missing door. BMC 16.04.060(a)

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

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

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

Apt. 202 -

Mechanical Closet:

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

Kitchen:

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

2nd Floor Common Hallway -

Properly secure all emergency signage and lighting. BMC 16.04.060(c)

Replace the panic hardware on the stairway door to function as intended. BMC 16.04.060(b)

Apt. 203 –

Kitchen:

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

Apt. 209 –

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

Entry:

NC Replace the broken mechanical closet door, including replacing the door knob to function as intended. BMC 16.04.060(a)

Kitchen/Dining Room:

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

NC Replace the missing electrical receptacle cover plate adjacent to the stove. BMC 16.04.060(b)

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

Living Room:

NC 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

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

Bedroom:

Replace the broken door. BMC 16.04.060(a)

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

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

Apt. 208 –

Mechanical Closet:

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

Kitchen:

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

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

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

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

Bathroom:

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

Replace the damaged door jamb. BMC 16.04.060(a)

Living Room:

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

Replace the broken window glass. BMC 16.04.060(b)

Replace the broken window jambs. BMC 16.04.060(a)

Bedroom:

Replace the broken door. BMC 16.04.060(a)

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

Apt. 204 -

Entry:

Replace the broken door closer. BMC 16.04.060(b)

Kitchen:

Properly secure the chase for the exhaust hood. BMC 16.04.060(a)

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

Living Room:

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

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

Bathroom:

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

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

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

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

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

Bedroom:

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

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

Mechanical Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Apt. 205 –

Kitchen:

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

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

Living Room:

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

Mechanical Closet:

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

Bathroom:

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

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

Bedroom:

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

Apt. 206 –

Kitchen:

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

Bathroom:

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

Apt. 207 –

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

Entry:

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

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

Replace the missing intercom. BMC 16.04.060(c)

Kitchen:

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

Replace the missing freezer handle. BMC 16.04.060(a)

Replace the missing protective cover for the range hood exhaust fan. BMC 16.04.060(a)

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

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

Replace the missing oven handle on the stove. BMC 16.04.060(a)

Bedroom:

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

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

Replace the missing and damaged window trim. BMC 16.04.060(a)

Living Room:

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

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

Mechanical Closet:

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

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

Apt. 310 –

Kitchen:

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

Living Room:

Replace the damaged horn strobe. BMC 16.04.060(c)

Apt. 311 –

Living Room:

NC Replace the broken electrical receptacle on the west wall. BMC 16.04.060(e)

Apt. 302 –

Kitchen:

Replace the refrigerator seal that is held on by duct tape. BMC 16.04.060(a)

Remove the residue from the electrical receptacle cover plates. BMC 16.04.060(a)

Bedroom:

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

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

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

Apt. 303 –

Entry:

Replace the missing intercom. BMC 16.04.060(c)

Bedroom:

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

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

Bathroom:

Properly secure the ceiling vent cover. BMC 16.04.060(a)

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

Living Room:

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

Kitchen:

NC Repair or replace the dripping faucet. BMC 16.04.060(c)

Repair the damaged drywall behind the sink. BMC 16.04.060(a)

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

Apt. 309 –

NC Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. This unit has been vacated. Tenants left flooding and a substantial amount trash including used needles. Properly clean and sanitize the unit. BMC 16.04.060(d)

Kitchen:

Replace the missing electrical receptacles and cover plates. BMC 16.04.060(e)

Replace the missing floor covering. BMC 16.04.060(a)

Properly secure the range hood. BMC 16.04.060(a)

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

Replace the missing dishwasher. BMC 16.04.060(c)

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

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

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

Mechanical Closet:

This room was not accessible at the time of this inspection (There were used needles and trash blocking the way). This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

Bathroom:

Replace the door. BMC 16.04.060(a)

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

Provide a vent cover for the exhaust fan. BMC 16.04.060(c)

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

Bedroom:

Replace the door, jamb and trim. BMC 16.04.060(a)

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

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

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

Living Room:

Repair the broken window glass. BMC 16.04.060(b)

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

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

Replace the damaged ceiling fan. BMC 16.04.060(c)

Apt. 308 –

Living Room:

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

Apt. 304 –

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

Apt. 305 –

NC This unit was not inspected at the time of this inspection, as it was not accessible. The unit has been flooded, due to the amount of trash, needles and debris a complete inspection was not possible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

Apt. 306 –

Living Room:

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

Bedroom:

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

Kitchen:

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

Apt. 307 –

Reduce the amount of clutter to an average and manageable amount for a single adult. BMC 16.04.080(a), 16.04.060(d)

C A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a safe path of travel. Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. BMC 16.04.020 and BMC 16.04.060(c)

C Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Residential Rental Unit and Lodging Establishment Inspection Program. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. BMC 16.04.030(a)

C Clean and sanitize entire unit. BMC 16.04.060(d)

This unit was not inspected at the time of this inspection, as there needles and clutter and debris that made accessing the unit impossible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. This applles even if the tenants do not have access to this area of the property. BMC 16.03.040

Common Laundry Room:

Replace the missing washer front. BMC 16.04.060(a)

EXTERIOR:

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

Repair the roof to eliminate the standing water under the rubber membrane. BMC 16.04.060(c)

Properly clean the roof drains. BMC 16.04.050(a)

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

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

This is the end of this report.