

BHQA January 18, 2023 Agenda FINAL	2
BHQA Zoom meeting Invitation January 18, 2023	3
01 23-TV-01 2376 S. Henderson Street	4
02 23-TV-02 701 E. Summitview Place	8
04 23-TV-04 119-125 S. Parkridge Road	72
05 23-TV-05 316 N. Washington Street	79
06 23-TV-06 409 E. 16th Street	89
07 23-TV-07 508 N. Washington Street	95
08 23-TV-08 1019 W. Gourley Pike	99
09 23-TV-09 502 W. 6th Street	105
11 23-TV-11 1624 W. 7th Street	111

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCloskey CONFERENCE ROOM
In Person / Zoom Virtual Meeting
JANUARY 18, 2023 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **PETITIONS**

- 1) **23-TV-01, 2376 S. Henderson Street**, Tanya Dunn (L.D. & Johanna Baumgartner/Parker Real Estate & Management). Request for extension of time to complete repairs.
- 2) **23-TV-02, 701 E. Summit View Place**, Summit Pointe United, LLC (Hayes Gibson Property Services). Request for an extension of time to complete repairs.
- 3) **[WITHDRAWN] 23-TV-03, 517 E. Graham Place**, Bryan & Michelle Brzycki. Request for an extension of time to complete repairs.
- 4) **23-TV-04, 119-125 S. Park Ridge Road**, Pavilion Properties. Request for an extension of time to complete repairs.
- 5) **23-TV-05, 316 N. Washington Street**, Pavilion Properties (CSF Bloomington, LLC). Request for an extension of time to complete repairs.
- 6) **23-TV-06, 409 E. 16th Street**, Stephanie Curtis (John Lukens). Request for an extension of time to complete repairs.
- 7) **23-TV-07, 508 N. Washington Street**, Brawley Property Management. Request for extension of time to complete repairs.
- 8) **23-TV-08, 1019 W. Gourley Pike**, Tammy Fitzpatrick (Jennifer Teare & Annette Fultz). Request for an extension of time to complete repairs.
- 9) **23-TV-09, 502 W. 6th Street**, Woodington Management, LLC (Betsy Ferguson). Request for an extension of time to complete repairs.
- 10) **[WITHDRAWN] 23-TV-10, 400 N. Morton Street**, Alisha Russell (Pierce Education Properties). Request for an extension of time to complete repairs.
- 11) **23-TV-11, 1624 W. 7th Street**, Richard McClung. Request for an extension of time to complete repairs.

III. **GENERAL DISCUSSION**

IV. **PUBLIC COMMENT**

V. **ADJOURNMENT**

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: Jan 18, 2023 04:00 PM Eastern Time (US and Canada)

Jan 18, 2023 04:00 PM

Join Zoom Meeting

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

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+13092053325,,93193636060# US

+13126266799,,93193636060# US (Chicago)

Dial by your location

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

Meeting ID: 931 9363 6060

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



City of Bloomington
H.A.N.D.

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

Meeting Date: January 18 2023

Petition Type: Request for an extension of time to complete repairs

Petition Number: 32-TV-001

Address: 2376 S Henderson St

Petitioner: Tanya Dunn

Inspector: Michael Arnold

Staff Report: November 10 2022 Cycle Inspection
November 22 2022 Tenant Violations Sent
December 07 2022 Remaining Violations Report
December 13 2022 Received BHQA Application

During the Cycle Inspection of the unit violations were noted that were the responsibility of the tenant to correct. Petitioner is requesting additional time to address the issues.

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

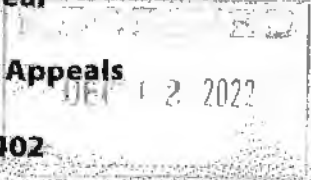
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: February 01 2023

Attachments: Tenant Violation Report; BHQA Application



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



Property Address: 2376 S Henderson St, Bloomington, IN 47401

Petitioner's Name: Tanya Dunn

Address: 2376 S Henderson St.

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8126680245

E-mail Address: 76tloy2016@gmail.com

Owner's Name:

Address:

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants: 2

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: 23-TV-01

MA

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

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

Requesting more time to bring property into compliance as I had not checked my postal mail in a couple weeks and just received the notice on Dec 5th.

I realize that the property should never have gotten into the current condition and I do not have a good excuse as to why it did (other than to say that I have been in a depressional funk for a little bit and let things get away from me- I am truly sorry) so I am not going to attempt to come up with a bad excuse.

Requesting more time, because I work full time and generally don't get home until between 6-7 pm (M-F) and can only work on the issues at hand for 2-3 hours before I need to go to bed to ready for the following workday. The condition didn't happen overnight and it's going to take me some time to make it right.

I would like to request to be given until Dec 28 2022 to get everything in order.

Signature (Required):

Tanya Dunn

Name (Print): Tanya Dunn

Date:

Dec 10, 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
Housing and Neighborhood Development**

DEC 20 2022

TENANT VIOLATION INSPECTION REPORT

786

<u>Owner</u>	<u>Agent</u>	<u>Tenant</u>
L D and Joanna Baumgartner 117 Round Up Tr Fishers IN 46038	Parker Real Estate Management PO Box 1112 Bloomington, IN 47402	Tanya Dunn 2376 S Henderson St Bloomington, IN 47401

Prop. Location: 2376 S Henderson St
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 11/10/2022	Inspector: Mike Arnold
Primary Heat Source: Electric	Foundation Type: Basement
Property Zoning: RM	Attic Access: Yes
Number of Stories: 2	Accessory Structure: None
Landlord Has Affidavit: No	

REINSPECTION REQUIRED

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.010 of the Bloomington Municipal Code.

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

Interior:

General Condition:

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. BMC 16.04.060(d) (Remove all trash and garbage from the unit)

This is the end of this report.

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

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

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

CH



City of Bloomington
H.A.N.D.

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

Meeting Date: January 18, 2023

Petition Type: Request for an extension of time to complete repairs

Petition Number: 23-TV-02

Address: 701 E. Summitview Place

Petitioner: Angie Butler

Inspectors: Jo Stong, Kenny Liford, Maria McCormick, Rob Council

Staff Report: October 24-26, 2022: Conducted cycle inspection
November 16, 2022: Sent inspection report
December 8, 2022: Inspected 13 units that were not accessible at the October cycle inspection. Report sent same day, with no change in 60-day deadline of January 13, 2023.
December 30, 2022: Received appeal

During a cycle inspection of the above property violations of the housing code were noted. The petitioner is seeking extensions of time to complete repairs of 60 days for interior repairs and 150 days for exterior repairs, citing a short-staffed maintenance team and weather as concerns.

Staff recommendation: Grant extensions of time

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

Compliance Deadline: February 14, 2023 for all life-safety violations
March 7, 2023 for all other interior violations
June 1, 2023 for all exterior violations

Attachments: Cycle Report and addendum report w/life-safety items highlighted;
BHQA Application



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

Property Address: 701 E Summit View Place, Bloomington, IN 47401

Petitioner's Name: Summit Pointe United LLC

Address: 701 E Summit View Place

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8128223034 E-mail Address: abutler@hayesgibson.com

Owner's Name: Summit Pointe United LLC

Address: 701 E Summit View Place

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8128223034 E-mail Address: abutler@hayesgibson.com

Occupants:

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

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

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

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

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

(Will be assigned by BHQA)
Petition Number: 23-TV-02

JS, KL, MM, RC

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

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

I am requesting a 60 day extension for the basic repairs in the apartments such as faucet replacements, smoke detector replacements, door and door handle replacement/repairs, garbage disposal replacement/repairs, interior repair to walls/ceilings, TPR valve replacement, kitchen sprayers, caulking, low water pressure, etc.

For balcony, roof, concrete, decks, trees, AC lines, exterior wall and fascia repairs I am requesting a 150 day extension.

Summit Pointe Apartments has 288 apartments. This request is being made due to my maintenance team being short staffed and the exterior work needing done it needs to be warmer outside.

Thank you!

Signature (Required):

Angie Butler

Name (Print): Angie Butler

Date:

12/31/2022

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
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

Summit Pointe United, LLC
2565 Breaking A Way Suite 200
Bloomington, IN 47403

RE: 701 E. Summit View Place

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JAN 13 2023** 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: Hays Gibson Property Services, 2565 S. Breaking A Way, Bloomington, IN 47403



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

736

Owner(s)

Summit Pointe United Llc
2565 Breaking A Way, Suite 200
Bloomington, IN 47403

Agent

Hayes Gibson Property Services
2565 S. Breaking A Way Suite 200
Bloomington, IN 47403

Prop. Location: 1044 E Summit View PL

Number of Units/Structures: 288/22

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

Date Inspected: 10/24/2022 & 12/08/2022

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: Jo Stong

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

**Emergency egress requirements and measurements are listed on the cycle inspection
report dated October 24, 2022.**

INTERIOR:

This report is only for inspection of units that were inaccessible at the cycle on 10.24.2022

Building 2 –

Unit 639

No violations noted.

Unit 641

Living Room:

Properly repair the handle on the sliding glass door. BMC 16.04.060(a)

Kitchen:

Repair or replace the faucet so that it functions as intended. BMC 16.04.060(c)

Bath:

Eliminate the duct tape and properly repair and surface-coat the wall above the shower head. BMC 16.04.060(a)

Building 3 –

Unit 719

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

Building 4 –

Unit 787

Kitchen:

Replace the broken handle on the refrigerator. BMC 16.04.060(c)

Replace the broken drawer inside the refrigerator. BMC 16.04.060(c)

Living Room:

Repair the handle on the sliding glass door to latch securely and to function as intended. BMC 16.04.060(b)

Front Bedroom:

Repair the window to function as intended (sash is out of the frame). BMC 16.04.060(b)

Bath:

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

Secure toilet to its mountings. BMC 16.04.060(c)

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

Properly repair the leak under the sink. BMC 16.04.060(c)

Building 7

Unit 845

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

Building 8 –

Unit 915

No violations noted.

Building 9 -

Unit 961

Bedroom:

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

Hall:

Properly secure the HVAC return to the wall. BMC 16.04.060(c)

Building 11 -

Unit 1017

Right Bedroom:

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

Building 13 -

Unit 1069

No violations noted.

Building 14 -

Unit 1046

Living Room:

Repair the handle on the sliding glass door and repair the door to latch securely. BMC 16.04.060(b)

Hall Bath:

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

Building 18 -

Unit 764

Living Room:

Repair the handle on the sliding glass door and repair the door to latch securely. BMC 16.04.060(b)

Master Bath:

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

Unit 766

Rear Bedroom:

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

Master Bath:

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

Building 21 -

Unit 617

Kitchen:

Replace the missing drawer. BMC 16.04.060(a)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

Fireplace Inspection Documentation:

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

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

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

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

Summit Pointe United, LLC
2565 Breaking A Way Suite 200
Bloomington, IN 47403

RE: 701 E. Summit View Place

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 1/13/2023 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:Hays Gibson Property Services, 2565 S. Breaking A Way, Bloomington, IN 47403



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

736

Owner(s)

Summit Pointe United Llc
2565 Breaking A Way, Suite 200
Bloomington, IN 47403

Agent

Hayes Gibson Property Services
2565 S. Breaking A Way Suite 200
Bloomington, IN 47403

Prop. Location: 1044 E Summit View PL

Number of Units/Structures: 288/22

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

Date Inspected: 10/24/2022

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: Maria McCormick

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1987. These are the minimum requirements for emergency egress at the time of construction.

Clear height: 24"

Clear width: 20"

Maximum sill height: 44" aff

Openable area: 5.7 sq. ft.

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

Existing Egress Window Measurements:

Height: 25 inches

Width: 35 inches

Sill Height: 23 inches

Openable Area: 6.08 sq. ft.

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

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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

INTERIOR:

Building 1 –

Unit 626

Kitchen:

Replace the missing trim piece on the microwave. BMC 16.04.060(a)

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

NE Bedroom:

Repair the window 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)

Hallway:

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

Master Bathroom:

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

Unit 624

No violations noted.

Common Hallway:

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

Unit 630

Entry:

Properly replace the missing floor covering at the transition strip. BMC 16.04.060(a)

Kitchen:

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

Replace the sink faucet to function as intended. Diverter valve is bad. BMC 16.04.060(c)

Unit 628

No violations noted.

Unit 638

Living Room:

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

Master Bathroom:

Determine the source and eliminate the leak in the ceiling. 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)

Unit 636

SW Bedroom:

Determine the source and eliminate the leak in the ceiling. 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)

Unit 634

Deck:

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

Unit 632

Living Room:

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

Hallway:

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

Unit 642

Hallway:

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

Unit 640

Living Room:

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

Bathroom:

Replace the missing drawer front. BMC 16.04.060(a)

Kitchen:

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

Unit 644

No violations noted.

Unit 646

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Determine the source of the leak adjacent to the shower head and eliminate it. BMC 16.04.060(a)

Properly repair water damaged wall. This includes but is not limited to replacing or repairing damaged or deteriorated drywall and structural members. BMC 16.04.060(a)

Kitchen:

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

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

Unit 652

No violations noted.

Unit 654

Bathroom:

Repair or replace the leaking tub faucet. BMC 16.04.060(c)

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

Kitchen:

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

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

Unit 650

No violations noted.

Unit 648

No violations noted.

Building 2 –

Unit 635

Kitchen:

Repair the faucet (Handle is broken). BMC 16.04.060(c)

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

Mechanical Closet:

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

Unit 633

Kitchen:

Repair the faucet (Handle is broken). BMC 16.04.060(c)

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

Right Bedroom/Bath:

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

Hall Bath:

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

Unit 637

Kitchen:

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

Hall Bath:

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

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

Unit 639

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

Unit 643

Hall Bath:

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

Kitchen:

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

Living Room:

Repair the sliding door to open and close easily. And to be weather tight. BMC 16.04.060(a)

Unit 641

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

Unit 651

No violations noted.

Unit 649

Hall Bath:

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

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

Bedroom:

Secure the loose electrical receptacle next to the bed. BMC 16.04.060(b)

Living Room:

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

Repair the sliding door to open and close easily. BMC 16.04.060(a)

Unit 647

Bedroom:

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

Living Room:

Replace the broken handle for the sliding door. BMC 16.04.060(a)

Unit 645

Kitchen:

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

Unit 653

Kitchen:

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

Determine the source and eliminate the water leak around the faucet. BMC 16.04.060(a)

Replace the missing microwave. BMC 16.04.060(c)

Hall Bath:

Repair the tub spout to eliminate the constant drip. BMC 16.04.060(c)

Unit 655

No violations noted.

Building 3 –

Unit 703

Living Room:

Reattach the smoke detector so that it functions as intended. IC 22-11-18-3.5

Kitchen:

Secure the loose GFCI receptacle to the right of the sink. BMC 16.04.060(b)

Hall Bath:

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

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

Right Bedroom:

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

Unit 701

No violations noted.

Unit 705

Front Deck Area:

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. BMC 16.04.050(a)

Living Room:

Repair the sliding door to open and close easily. BMC 16.04.060(a)

Replace the broken handle for the sliding door. BMC 16.04.060(a)

Unit 707

Kitchen:

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

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

Hall Bath:

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

Eliminate the mold/mildew growth on walls and ceiling. BMC 16.04.060(a)

Hallway:

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

Unit 709

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Hall Bath:

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

Unit 711

Kitchen:

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

Mechanical Close:

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

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

TPR valve discharge tubes:

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

Unit 717

No violations noted.

Unit 719

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

Unit 715

Mechanical Closet:

Determine the source and eliminate the leak to the water heater. BMC 16.04.060(b)

Unit 713

Hallway:

Repair the hole in the wall around the air return vent. BMC 16.04.060(a)

Hall Bath:

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Unit 721

Kitchen:

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

Left Bedroom/Bath:

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

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Unit 723

See complaint inspection.

Building 4 –

Unit 773

Hall Bath:

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

Unit 775

Kitchen:

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

Hall Bath:

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

Unit 779

No violations noted.

Unit 777

Mechanical Closet:

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

TPR valve discharge tubes:

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

Hall Bath:

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

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

Back Bedroom:

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

Unit 785

Entry:

Locks on egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. Replace the lock with a single cylinder, thumb-lever lock. BMC 16.04.020(a) IFC 1030.7

Unit 787

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

Unit 781

No violations noted.

Unit 783Hall Bath:

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

Living Room:

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

Unit 757

No violations noted.

Unit 759Mechanical Closet:

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

Back Bedroom/Bath:

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

Unit 761Dining Room:

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

Hallway:

Reattach the smoke detector so that it functions as intended. IC 22-11-18-3.5

Unit 763

No violations noted.

Unit 771Kitchen/Hallway:

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a)

Unit 769Mechanical Closet:

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

TPR valve discharge tubes:

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

Unit 767

Kitchen:

Repair the faucet (Handle is broken). BMC 16.04.060(c)

Unit 765

Hallway:

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

Mechanical Closet:

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)

Building 5 –

Unit 725

No violations noted.

Unit 727

Kitchen:

Repair the faucet (Handle is broken). BMC 16.04.060(c)

Hall Bath:

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

Unit 729

Hallway:

Reattach the smoke detector so that it functions as intended. IC 22-11-18-3.5

Hall Bath:

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Unit 731

Living Room:

Repair the sliding door to open and close easily. BMC 16.04.060(a)

Unit 739

Kitchen:

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

Deck:

Properly repair any/all broken or damaged deck boards in a workmanlike manner. BMC 16.04.050(a)

Unit 737

Kitchen:

Repair the faucet (Handle is broken). BMC 16.04.060(c)

Unit 735

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 733

Hall Bath:

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Ensure all bath fixtures have both hot and cold running water. BMC 16.04.060(c)

Unit 743:

No violations noted.

Unit 741

Hallway:

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

Replace the thermostat so that it functions as intended. BMC 16.04.060(c)

Unit 745

Living Room:

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

Unit 747

Hallway:

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

Mechanical Closet:

Determine the source and eliminate the leak to the water heater. BMC 16.04.060(b)

Hall Bath:

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Unit 755

No violations noted.

Unit 753

Kitchen:

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

Hall Bath:

Repair the sink faucet to function as intended (won't shut all the way off). BMC 16.04.060(c)

Unit 749

No violations noted

Unit 751

No violations noted.

Building 6

Unit 801

Living Room:

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

Mechanical Room:

Properly secure the draft hood on the water heater. BMC 16.04.060(c)

Bath:

Repair or replace the light switch for the lights over the sink so that it functions as intended. BMC 16.04.060(c)

Unit 805

Kitchen:

Properly seat the right front burner on the stove so that it may function as intended. BMC 16.04.060(c)

Bedroom:

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

Unit 807

Living Room:

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

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

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

Hall:

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

Bath:

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

Unit 809

Hall:

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

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

Unit 811

Hall:

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

Bath:

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

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

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

Unit 813

Deck:

Replace the deteriorated top rail of the guardrail. BMC 16.04.050(a)

Unit 815

No violations noted.

Unit 817

Deck:

Replace the deteriorated top rail of the guardrail. BMC 16.04.050(a)

Unit 819

Deck:

Replace the broken and/or deteriorated members of the guardrail on the left end. BMC 16.04.050(a)

Unit 821

Left (northeast) Bedroom:

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

Unit 823

Left (west) Bath:

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

Install an aerator on the sink faucet. BMC 16.04.060(c)

Unit 803

Right (east) Bedroom:

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

Mechanical Room:

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

TPR valve discharge tubes:

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

Building 7

Unit 825

Mechanical Room:

Properly secure the draft hood on the water heater. BMC 16.04.060(c)

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

TPR valve discharge tubes:

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

Bath:

Replace the defective light switch. BMC 16.04.060(b)

Unit 829

Bath:

Ensure the leak above the ceiling has been repaired, and properly repair and surface coat the damaged ceiling. BMC 16.04.060(a)

Unit 831

Living Room:

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

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

Properly secure the loose handle on the sliding glass door. BMC 16.04.060(a)

Bath:

Replace the defective GFCI receptacle (will not trip). BMC 16.04.060(b)

Bedroom:

Replace the damaged entry door. BMC 16.04.060(a)

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

Unit 833

Bedroom:

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

Mechanical Closet:

Properly repair the damaged ceiling and wall. BMC 16.04.060(a)

Living Room:

Repair or replace the sliding glass door so that it functions as intended (does not seal properly, does not slide easily). BMC 16.04.060(a)

Unit 835

Unit is being remodeled and was not inspected. Complete all necessary repairs before occupying this unit. BMC 16.04.060(a), (b), (c)

Unit 837

Deck:

Properly secure the left (west) end of the rail to support normally-imposed loads. BMC 16.04.050(a)

Kitchen:

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

Living Room:

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

Unit 839

No violations noted.

Unit 841

Deck:

Replace the deteriorated top rail of the guardrail. BMC 16.04.050(a)

Bedroom:

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

Unit 843

Living Room:

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

Bath:

Replace the toilet paper holder. BMC 16.04.060(a)

Unit 845

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

Unit 847

No violations noted.

Unit 827

Living Room:

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5 Note: The smoke detector is hard-wired and it is strongly recommended that it be replaced with a hard-wired model.

Kitchen:

Replace the defective sink faucet. BMC 16.04.060(c)

Right Bath:

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

Right Bedroom:

Eliminate the hole in the corner of the walls and ceiling above the entry door. BMC 16.04.060(a)

ATTICS –

Building 7

Eliminate the possibility of a leak on the south side of the attic between two studs (lot of light coming in at this spot). BMC 16.04.060(a)

Building 8 –

Unit 901

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

Kitchen:

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

Unit 903

Kitchen:

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

Unit 905

Kitchen:

Replace the missing drawer front. BMC 16.04.060(a)

Replace the missing handle on the microwave. BMC 16.04.060(a)

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

Replace the faucet to function as intended. BMC 16.060.06(c)

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

SE Bedroom:

Repair the window 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)

SW Bedroom:

Repair the window 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)

Bathroom:

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

Unit 907

Hallway:

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

Unit 909

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

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

Entry:

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

Unit 911

Bedroom:

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

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

Bathroom:

Properly repair water damaged wall above the shower surround. This includes but is not limited to replacing or repairing damaged or deteriorated drywall and structural members. BMC 16.04.060(a)

Unit 913

Kitchen:

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

Bathroom:

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

Unit 915

This unit was not inspected at the time of this inspection, as the tenants had covid. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 917

Hallway:

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

Unit 919

No violations noted.

Unit 921

Dining Room:

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

Unit 923

Hallway:

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

Building 9 –

Unit 959

Master Bathroom:

Replace the missing cove base. BMC 16.04.060(a)

Properly repair water damaged wall above the shower surround. This includes but is not limited to replacing or repairing damaged or deteriorated drywall and structural members. BMC 16.04.060(a)

Kitchen:

Repair or replace the damaged carpeting at the transition strip. BMC 16.04.060(a)

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

Living Room:

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

Bathroom:

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

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

Unit 957

No violations noted.

Unit 961

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 963**Bathroom:**

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

Living Room:

Determine the source of the leak above the sliding glass door and eliminate it, repairing any damaged drywall. BMC 16.04.060(a)

Kitchen:

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

Replace the electrical receptacle to the right of stove to function as intended. BMC 16.04.060(c)

Unit 965**Hallway:**

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

Unit 967**Bathroom:**

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

Kitchen:

Properly repair water damaged wall behind the sink. This includes but is not limited to replacing or repairing damaged or deteriorated drywall and structural members. BMC 16.04.060(a)

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

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

Unit 975**Bathroom:**

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

Unit 973**Kitchen:**

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

Unit 971**Kitchen:**

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

Unit 969**Bathroom:**

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

Unit 979**Living Room:**

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

Master Bathroom:

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

Kitchen:

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

Building 10 –

Unit 941

Hallway:

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

Unit 943

Kitchen:

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

Hallway:

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

Bathroom:

Properly complete the installation of the floor covering. BMC 16.04.060(a)

Unit 945

Mechanical Closet:

Eliminate the leak from the AC/Furnace. BMC 16.04.060(c)

Unit 947

Living Room:

Determine the source of the leak above the sliding glass door and eliminate it, repairing any damaged drywall. BMC 16.04.060(a)

Bathroom:

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

Unit 955

Mechanical Closet:

Repair or replace the AC/Furnace to function as intended. BMC 16.04.060(c)

Living Room:

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

Bathroom:

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

Unit 953

East Bedroom:

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

West Bedroom:

Replace the broken door knob on the entry door. BMC 16.04.060(a)

Bathroom:

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

Unit 951

Living Room:

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

Unit 949

Hallway:

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

Unit 927

Kitchen:

Replace the leaking sink faucet. BMC 16.04.060(c)

Unit 925

Kitchen:

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

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

Master Bathroom:

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

Unit 929

Hallway:

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

Bathroom:

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

Unit 931

Hallway:

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

Unit 939

Living Room:

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

Kitchen:

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

Unit 937

No violations noted.

Unit 933

Bathroom:

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

Unit 935

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

Kitchen:

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

Bathroom:

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

Building 11 –

Unit 1001

Kitchen:

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

Secure the loose GFCI receptacle (Left of sink). BMC 16.04.060(b)

Unit 1003

Kitchen:

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

Hall Bath:

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

Back Left Bedroom:

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

Unit 1005

Kitchen:

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

Mechanical Closet:

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

TPR valve discharge tubes:

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

Living Room:

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

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

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

Unit 1007

No violations noted.

Unit 1009

Living Room:

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

Unit 1011

Kitchen:

Repair the faucet (Handle is broken). BMC 16.04.060(c)

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

Unit 1013

Living Room:

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

Unit 1015

Living Room:

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

Mechanical Closet:

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

TPR valve discharge tubes:

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

Unit 1017

Kitchen:

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

Mechanical Closet

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

TPR valve discharge tubes:

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

Hallway:

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

Hall Bath:

Complete the installation of the plumbing and all associated fixtures and their bases/cabinets where applicable. These items will be checked for compliance with the Bloomington Municipal Code at re-inspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.060(a)

Master Bedroom/Bath:

Complete the installation of the plumbing and all associated fixtures and their bases/cabinets where applicable. These items will be checked for compliance with the Bloomington Municipal Code at re-inspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.060(a)

Unit 1019

Laundry Closet:

Properly secure the loose and hanging light fixture. BMC 16.04.060(a)

Mechanical Closet:

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

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

Hallway:

Properly repair or replace loose, damaged, or missing floor covering (Carpet at entry to Bedroom). BMC 16.04.060(a)

Unit 1021

Mechanical Closet:

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

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

Unit 1023

No violations noted.

Building 12 –

Unit 1025

Mechanical Closet:

Determine the source and eliminate the leak to the water heater. BMC 16.04.060(b)

Unit 1027

Kitchen:

Repair the faucet (Handle is broken). BMC 16.04.060(c)

Living Room:

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

Unit 1029

No violations noted.

Unit 1031

Hall Bath:

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

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

Unit 1033Kitchen:

Secure the loose GFCI receptacle to the left of the sink. BMC 16.04.060(b)

Living Room:

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

Unit 1035Hallway:

Install a latch for the fuse panel access. BMC 16.04.060(a)

Unit 1043Hallway:

Reattach the smoke detector so that it functions as intended. IC 22-11-18-3.5

Unit 1041Mechanical Closet:

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

TPR valve discharge tubes:

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

Unit 1039

No violations noted.

Unit 1037Kitchen:

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

Unit 1045Mechanical Closet:

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

TPR valve discharge tubes:

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

Hallway:

Install a latch for the fuse panel access. BMC 16.04.060(a)

Living Room:

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

Left Bedroom/Bath:

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

Unit 1047

Living Room:

Replace the missing protective door for the fireplace. BMC 16.04.060(c)

Building 13 –

Unit 1069

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 1071

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

Master Bathroom:

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

Kitchen:

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

Bathroom:

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

Unit 1053

No violations noted.

Unit 1055

No violations noted.

Unit 1057

Kitchen:

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

Mechanical Closet:

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

TPR valve discharge tubes:

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

Hallway:

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

Bathroom:

Determine the source and eliminate the leak in the ceiling. 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)

Unit 1059

Entry:

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

Repair or replace the deadbolt on the entry door to function as intended. BMC 16.04.060(a)

Living Room:

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

Kitchen:

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

Bathroom:

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

Unit 1065

Kitchen:

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

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

Deck:

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

Mechanical Closet:

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

TPR valve discharge tubes:

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

Bathroom:

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

Unit 1067

Deck:

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

Unit 1063

Mechanical Closet:

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

TPR valve discharge tubes:

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

Unit 1061

Kitchen:

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

Mechanical Closet:

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

TPR valve discharge tubes:

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

Living Room:

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

Unit 1049

Master Bathroom:

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

Living Room:

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

Bathroom:

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

Unit 1051

Living Room:

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

Building 14 –

Unit 1024

Living Room:

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

Kitchen:

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

Repair or replace non-functioning microwave. BMC 16.04.060(c)

Furnace Closet:

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

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)

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Bathroom:

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

Unit 1026

Living Room:

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

Kitchen:

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

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 1028

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Left Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (Right of window)

Unit 1030

Living Room:

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

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Bathroom:

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

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

Unit 1032

Living Room:

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

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Unit 1034

Kitchen:

Repair or replace non-functioning burner on stove. BMC 16.04.060(c) (Tenant states burner not working)

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

Unit 1036**Living Room:**

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

Unit 1038

No violations noted.

Unit 1040**Entire Unit:**

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. BMC 16.04.060(d)

Living Room:

Repair the sliding door to open and close easily. BMC 16.04.060(a)

Kitchen:

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

Properly repair or replace damaged cabinet floor. BMC 16.04.060(a) (Under sink)

Replace missing microwave handle. BMC 16.04.060(c)

Bathroom:

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

Unit 1042**Entire Unit:**

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. BMC 16.04.060(d)

Living Room:

Repair the sliding door to open, close and latch easily. BMC 16.04.060(a)

Secure loose electrical receptacle. BMC 16.04.060(b) (Behind couch)

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

Furnace Closet:

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

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

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

Bathroom:

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

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

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

Bedroom:

Replace missing door knob/lock assembly. BMC 16.04.060(a)

Replace broken/missing outlet cover plates. BMC 16.04.060(b) (Left of window)

Master Bed/bath:

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

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

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. The tenant shall take immediate action to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Unit 1044

Bathroom:

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

Master Bath:

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

Unit 1046

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

Building 15 –

Unit 1000

Kitchen:

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

Bathroom:

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

Master Bath:

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

Unit 1002

Living Room:

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

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Bathroom:

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

Unit 1004

No violations noted.

Unit 1006

No violations noted.

Unit 1008

Kitchen:

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

Furnace Closet:

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

Bathroom:

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

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

Unit 1010

No violations noted.

Unit 1012

Living Room:

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

Kitchen:

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

Unit 1014

No violations noted.

Unit 1016

Living Room:

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

Bathroom:

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

Unit 1018

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Unit 1020

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 1022

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Building 16 –

Common Entry Door:

Repair or replace the damaged entry door in the common hall (bottom panel is peeling away from the door). BMC 16.04.060(a)

Unit 740

Kitchen:

Replace the malfunctioning faucet. BMC 16.04.060(c)

Bedroom:

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

Hall:

Re-mount the smoke detector in an approved location (it is too far from the ceiling). If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 Note: The smoke detector is hard-wired and it is strongly recommended that it be replaced with a hard-wired model.

Bath:

Properly secure the loose control knob on the sink. BMC 16.04.060(c)

Unit 742Living Room:

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

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

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

Unit 744Bedroom:

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

Unit 746

No violations noted.

Unit 748Living Room:

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

Kitchen:

Replace the rusted-out garbage disposal (it is leaking). BMC 16.04.060(c)

Properly reset the burners on the electric stove so that they are flush with the surface. BMC 16.04.060(c)

Unit 750Living Room:

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

Unit 752Living Room:

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

Unit 754Living Room:

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

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

Bath:

Properly secure the cove base that has detached from the bathtub. BMC 16.04.060(a)

Unit 756Hall:

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

Bath:

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

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

Deck:

Properly secure the loose floor board to eliminate a trip hazard. BMC 16.04.060(a)

Unit 758

Entry Door:

Properly secure the weather stripping on the bottom of the door. BMC 16.04.060(a)

Hall:

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

Unit 760

Bedroom:

Repair or replace the damaged closet door in a workmanlike manner. BMC 16.04.060(a)

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

Remove all broken glass from the window area. BMC 16.04.060(b)

Hall:

Properly secure the smoke detector to its mounting ring. BMC 16.04.060(a)

Kitchen:

Properly repair the drawer and cabinets to the right of the stove. BMC 16.04.060(a)

Properly install the shelves in the upper cabinets. BMC 16.04.060(a)

Mechanical Room:

Repair the bi-fold doors to function as intended. BMC 16.04.060 (a)

Install a new filter in the furnace, and clean the grille. BMC 16.04.060(c)

Unit 762

Mechanical Room:

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

TPR valve discharge tubes:

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

Unit 732

Living Room:

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

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bathroom:

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

Unit 734

Kitchen:

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

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 736

Living Room:

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

Unit 738

Living Room:

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

Building 17 –

Unit 700

Living Room:

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

Hall:

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

Furnace Closet:

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

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)

Master Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (Right of window)

Unit 702

No violations noted.

Unit 704

Master Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (Left of window)

Unit 706

Tenant Violation

Kitchen:

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

Bathroom:

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

Master Bath:

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

Rehang towel bar. BMC 16.04.060(c)

Unit 708

Mechanical Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 710

Kitchen:

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

Master Bath:

Rehang vanity mirror. BMC 16.04.060(a)

Unit 712

Living Room:

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

Kitchen:

Repair hanging ceiling vent. BMC 16.04.060(a)

Unit 714

Living Room:

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

Kitchen:

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

Master Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (Back wall)

Unit 716

Living Room:

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

Unit 718

Unit is being remodeled.

Complete all necessary repairs to unit before occupying. BMC 16.04.060(a,b,c)

Unit 720

Entire Unit:

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. BMC 16.04.060(d)

Living Room:

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

Kitchen:

Repair or replace sagging cabinet floor. BMC 16.04.060(a) (Under sink)

Bedroom:

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

Master:

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

Unit 722

Living Room:

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

Unit 724

Living Room:

Replace missing door handle on sliding door. BMC 16.04.060(c)

Unit 726

Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

Living Room:

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

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

Dining Area:

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

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Bathroom:

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

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

Master Bedroom:

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

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

Unit 728

Living Room:

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

Kitchen:

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

Unit 730

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

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

Bathroom:

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

Building 18 –

Unit 764

This unit was not inspected at the time of this inspection, as it was not accessible (tenant was ill). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 766

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

Unit 768

Living Room:

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

Unit 770

Living Room:

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

Right Bedroom:

Properly repair the clothing rod in the closet so that it supports normally-imposed loads. BMC 16.04.060(a)

Unit 772

Master Bedroom:

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

Master Bath:

Repair the shower door to function as intended (does not open and close properly). BMC 16.04.060(a)

Unit 774

Hall Bath:

Secure the toilet to its mountings. BMC 16.04.060(c)

Master Bath:

Properly ground the GFCI receptacle. BMC 16.04.060(b)

Left Bedroom:

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

Unit 776

Kitchen:

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

Left Bedroom:

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

Living Room:

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

Unit 778

Right Bedroom:

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

Unit 792

Living Room:

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

Properly secure the handle on the sliding glass door. BMC 16.04.060(a)

Deck:

Properly secure the railing to support normally-imposed loads. BMC 16.04.060(b)

Repair the siding on the right side of the deck. BMC 16.04.050(a)

Hall:

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

Unit 788

Deck:

Repair the left side of the deck where the angled roof is coming apart. BMC 16.04.050(a)

Hall:

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

Bath:

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

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

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

Unit 790

Back Bedroom:

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

Unit 794

Laundry:

Repair or replace the crushed dryer vent. BMC 16.04.060(b)

Unit 784

Hall:

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

Unit 786

Hall:

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

Bath:

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

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

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

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

Unit 782

1st Bedroom:

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

2nd Bedroom:

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

Unit 780

1st Bedroom:

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

2nd Bedroom:

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

Bath:

Replace the broken toilet seat. BMC 16.04.060(a)

Properly repair the drawers on the sink cabinet. BMC 16.04.060(a)

Properly secure the cove base by the tub and toilet. BMC 16.04.060(a)

Building 19 –

Unit 656

Kitchen:

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

Master Bath:

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

Unit 658

Kitchen:

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

Living Room:

Adjust sliding door to operate smoothly. BMC 16.04.060(a)

Replace missing screen on sliding door. BMC 16.04.060(a)

Furnace Closet:

Repair furnace to function as intended. BMC 16.04.060(c) (Heat not working)

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)

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

Bedroom:

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

Master Bed:

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

Master Bath:

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

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

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

Unit 660

Living Room:

Adjust sliding door to operate smoothly. BMC 16.04.060(a)

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

Furnace Closet:

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

TPR valve discharge tubes:

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

Master Bath:

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

Unit 662

Furnace Closet:

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

TPR valve discharge tubes:

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

Hall:

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

Master Bath:

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

Unit 664

Kitchen:

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

Unit 666

Kitchen:

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

Furnace Closet:

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

TPR valve discharge tubes:

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

Bedroom:

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

Bathroom:

Re-hang toilet paper holder to wall. BMC 16.04.060(a)

Master Bath:

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

Unit 668

Living Room:

Repair or replace missing/damaged screen on sliding door. BMC 16.04.060(a)

Kitchen:

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

Repair damaged cabinet floor. BMC 16.04.060(a) (Under sink)

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

Unit 670

Kitchen:

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

Master Bath:

Replace missing cabinet face. BMC 16.04.060(a)

Unit 672

Unit is being remodeled.

Complete all necessary repairs to unit before occupying. BMC 16.04.060(a,b,c)

Unit 674**Furnace Closet:**

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

TPR valve discharge tubes:

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

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Unit 676**Furnace Closet:**

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

TPR valve discharge tubes:

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

Unit 678**Living Room:**

Replace missing/damaged handle on sliding door. BMC 16.04.060(c)

Bathroom:

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

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)

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Unit 680**Furnace Closet:**

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

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity

- shall have a minimum 1" air gap where
- discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Living Room:

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

Unit 682

Furnace Closet:

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

TPR valve discharge tubes:

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

Living Room:

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

Unit 684

Living Room:

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

Bathroom:

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

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

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

Unit 686

Living Room:

Adjust sliding door to operate smoothly. BMC 16.04.060(a)

Laundry Area:

Install stress relief clamp on dryer power supply. BMC 16.04.060(c)

Building 20 –

Unit 600

Living Room:

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

Kitchen:

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

Unit 604

Hallway:

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

Bathroom:

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

Unit 606

Kitchen:

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

Unit 608

Kitchen:

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

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

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

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

Bathroom:

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

Repair the sink to drain as intended. BMC 16.04.60(a)

Hallway:

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

Unit 610

Living Room:

Repair or replace the sliding glass door to lock as intended. BMC 16.04.060(b)

Kitchen:

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

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

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

Unit 618

Deck:

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

Kitchen:

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

Unit 614

Deck:

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

Unit 612

No violations noted.

Unit 602

Living Room:

Repair the window 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)

Bathroom:

Replace the broken light switch. BMC 16.04.060(b)

Unit 622

Kitchen:

Replace the sink faucet to function as intended. Diverter valve is bad. BMC 16.04.060(c)

Building 21 –

Unit 601

Mechanical Closet:

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

TPR valve discharge tubes:

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

Unit 603

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Hallway:

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

Unit 605

No violations noted.

Unit 607

Kitchen:

Secure the loose GFCI receptacle to the left of the sink. BMC 16.04.060(b)

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

Hall Bath:

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

Unit 614

Living Room:

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

Unit 609

No violations noted.

Unit 615

No violations noted.

Unit 611

No violations noted.

Unit 617

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

Unit 619

Mechanical Closet:

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

Living Room:

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

Unit 621

Mechanical Closet:

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

Eliminate the mold/mildew growth on walls and ceiling. BMC 16.04.060(a)

Hall Bath:

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

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

Living Room:

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

Repair the hole in the wall to the left of the sliding door. BMC 16.04.060(a)

Unit 623

Kitchen:

Repair the faucet (Handle is broken). BMC 16.04.060(c)

Hallway:

Reattach the smoke detector so that it functions as intended. IC 22-11-18-3.5

Hall Bath:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 629

Hallway:

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

Back Deck:

Properly repair any/all broken or damaged deck boards in a workmanlike manner. BMC 16.04.050(a)

Unit 631

Mechanical Closet:

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

TPR valve discharge tubes:

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

Unit 627

No violations noted.

Unit 625

No violations noted.

EXTERIOR:

Building 1 –

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

Building 3 –

Repair/replace the rotten wood left and right of decks on north side. BMC 16.04.050(a)

Building 4 –

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

Building 6 –

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

Properly seal the holes around the AC lines where they penetrate the building. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Repair with like materials in a workmanlike manner. BMC 16.04.050(a)

Properly repair the sidewalk where it has deteriorated on the west side of the building. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair,

and maintained free from hazardous conditions. BMC 16.04.040(c)

Replace the missing fascia on the northeast and northwest sides of the building. BMC 16.04.050(a)

Building 7

Remove the dying tree on the south side of the building. 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)

Replace the missing fascia on the south side of the building (facing east). BMC 16.04.050(a)

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

Repair the white stucco at the south entry where holes and peeling material are present. BMC 16.04.050(a)

Properly seal the crawlspace entrances to prevent the entry of pests. BMC 16.04.050(a)

Building 9 –

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

Building 10 –

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

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

Building 16 –

Repair and/or replace the missing wood and brick on the east side near the north end. BMC 16.04.050(a)

Replace the deteriorated wood around the patio and balcony on the east side near the south end. BMC 16.04.050(a)

Replace the missing brick on the east side near the north end. BMC 16.04.050(a)

Replace all deteriorated wood on the east side of the building. BMC 16.04.050(a)

Building 18 –

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

Properly secure the soffit between the south entrances near the southwest entry. BMC 16.04.050(a)

Building 21 –

Cover for clean out west side

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

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

Fireplace Inspection Documentation:

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 18, 2023

Petition Type: An extension of time to complete repairs.

Petition Number: 23-TV-04

Address: 119/125 S Parkridge Rd

Petitioner: Pavillion Properties

Inspector: C Hayes

Staff Report: August 19, 2022 Completed cycle inspection
August 25, 2022 Mailed cycle report
November 19, 2022 Completed reinspection
November 29, 2022 Mailed remaining violations report
December 5, 2022 Received BHQA application
January 5, 2023 Completed reinspection

During the cycle inspection there were violations noted on the exterior of the property including gutters, trees, and sidewalks. The petitioner is requesting an extension of time due weather.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: May 31, 2023 All remaining violations

Attachments: Remaining violations report, staff report, BHQA application



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

Property Address: 125 & 119 S Parkridge Rd.

Petitioner's Name: Pavilion Properties

Address: 112 E 3rd St.

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 8123332332

E-mail Address: info@pavprop.com, alex@pavprop.com

Owner's Name: Pavilion Properties

Address: 112 E 3rd St.

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 8123332332

E-mail Address: mark@pavprop.com

Occupants:

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number:

23-TV-04

CH

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

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

Extension for Completing

1. Trim all tree branches away from siding & roofline to maintain a 3' clearance
-Need more time to complete due to weather/temperatures
-To be completed by 5/31/23
2. Entry of 125 Parkridge- repair sidewalks, walkways shall be kept in proper state of repairs, & maintained free from hazardous conditions
-Need more time to complete due to weather/temperatures
-To be completed by 5/31/23

Signature (Required): 

Name (Print): Alexandria Legge, Property Manager, Pavilion Properties Management

Date: 2/28/07

Important information regarding this application format:

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





**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATIONS INSPECTION REPORT

1602

Owner(s)

Pavilion Properties
112 E. 3rd St.
Bloomington, IN 47401

Agent

Mark A. Hoffman
112 E. 3rd St.
Bloomington, IN 47401

Prop. Location: 125 S Park Ridge RD
Number of Units/Structures: 16/2
Units/Bedrooms/Max # of Occupants: Bld 1: Bld 119: 8/1/5, Bld 125: 7/1/5 1/Eff/5

Date Inspected: 08/19/2022
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Chastina Hayes
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: none

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

BUILDING 125:

Unit 8:

Kitchen:

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

EXTERIOR:

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

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. BMC 16.04.040(c) (Repair the trip hazard at the entry of building 125)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (Fascia on building 119)

This violation has a one-year deadline from the date of the Cycle Inspection.

Secure guttering to the structure. BMC 16.04.050(a) (Building 119)

Seal around the air conditioning unit on building 119 north end. BMC 16.04.050 (a)

OTHER REQUIREMENTS:

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

This is the end of this report.



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATIONS INSPECTION REPORT

1602

Owner(s)

Pavilion Properties
112 E. 3rd St.
Bloomington, IN 47401

Agent

Mark A. Hoffman
112 E. 3rd St.
Bloomington, IN 47401

Prop. Location: 125 S Park Ridge RD
Number of Units/Structures: 16/2
Units/Bedrooms/Max # of Occupants: Bld 1: Bld 119: 8/1/5, Bld 125: 7/1/5 1/Eff/5

Date Inspected: 08/19/2022
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Chastina Hayes
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: none

REINSPECTION REQUIRED

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

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

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

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

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

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

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

INTERIOR:

BUILDING 125:

Unit 8:

Kitchen:

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

EXTERIOR:

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

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. BMC 16.04.040(c) (Repair the trip hazard at the entry of building 125)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (Fascia on building 119)

This violation has a one-year deadline from the date of the Cycle Inspection.

Secure guttering to the structure. BMC 16.04.050(a) (Building 119)

Seal around the air conditioning unit on building 119 north end. BMC 16.04.050 (a)

OTHER REQUIREMENTS:

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 18, 2023

Petition Type: Request for an extension of time to complete repairs

Petition Number: 23-TV-05

Address: 316 N. Washington St.

Petitioner: Pavilion Properties Management LLC

Inspector: Rob Council

Staff Report: 6/23/22 Conducted cycle inspection.
6/30/22 Mailed inspection report.
9/8/22 Remaining Violations report written.
9/13/22 RV report mailed.
12/1/22 Reinspection completed. All but windows complied.
12/5/22 Received Appeal

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including windows in need of repair.

Petitioner is seeking an extension of time to receive parts and complete repairs.

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: February 6, 2023

Attachments: Cycle Report; Remaining Violations Report; BHQA Application



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

Property Address: 316 N Washington Street

Petitioner's Name: Pavilion Properties Management, LLC

Address: 112 E 3rd St.

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 812.333.2330

E-mail Address: info@pavprop.com, alex@pavprop.com

Owner's Name: CSF Bloomington, LLC

Address: 6925 E. 96th St, Suite 230

City: Indianapolis

State: Indiana

Zip Code: 46250

Phone Number: (317) 538-7000

E-mail Address: nick@weybright.com

Occupants:

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)
Petition Number: 23-TV-05

RC

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

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

Extension for Completing the window repairs in units #B3, #15, & #16

#B3- Living Room Window- Every window shall be capable of being easily opened and held in position by it own hardware

#15- Bedroom & Kitchen Window-Every window shall be capable of being easily opened and held in position by it own hardware

#16- Living Room- Every window shall be capable of being easily opened and held in position by it own hardware

Install retention springs for the windows to stay open, gives us time for parts to come in if needed

Have complete by Friday, 1/6/2023

Signature (Required): 

Name (Print): Alexandria Legge, Property Manager- Pavilion Properties Management Date: 2/28/07

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.



DEC 02 2022



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

2280

Owner(s)

Csf Bloomington, LLC
6925 E. 96th St. STE 230
Indianapolis, IN 46250

Agent

Pavilion Properties Management LLC
112 E 3rd St.
Bloomington, IN 47408

Prop. Location: 316 N Washington ST
Number of Units/Structures: 19/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 13/1/5 5/2/5

Date Inspected: 06/23/2022
Primary Heat Source: Electric
Property Zoning: MM
Number of Stories: 3
Landlord Has Affidavit: N/A

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

Variance: 08/19/2021 Permit Upgrade is for Kitchen and bathroom remodel work. Washer/Dryer combo per unit.

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.

UNIT 15:

Bedroom:

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

Kitchen:

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

UNIT 16:

Living room:

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

UNIT B3:

Living room:

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

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

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

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development

JUN 30 2022

RENTAL INSPECTION INFORMATION

Csf Bloomington, LLC
511 Woodscrest Drive
Bloomington, IN 47401

RE: 316 N Washington ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **AUG 29 2022** 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: Granite Student Living: 124 E Kirkwood Avenue, Bloomington, IN 47408

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

2280

Owner(s)

Csf Bloomington, LLC
511 Woodcrest Drive
Bloomington, IN 47401

Agent

Granite Student Living
124 E Kirkwood Avenue
Bloomington, IN 47408

Prop. Location: 316 N Washington ST

Number of Units/Structures: 19/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 13/1/5 5/2/5

Date Inspected: 06/23/2022

Primary Heat Source: Electric

Property Zoning: MM

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Rob Council

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Variance: 08/19/2021 Permit Upgrade is for Kitchen and bathroom remodel work. Washer/Dryer combo per unit.

08/19/2021 Permit Upgrade is for Kitchen and bathroom remodel work. Washer/Dryer combo per unit.

**Monroe County Assessor's records indicate this structure was built in 1928.
There were no requirements for emergency egress at the time of construction.**

Note: Room dimensions and egress measurements are on file and not listed in this report.

UNIT 1:

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

Bath:

Replace missing cabinet face on vanity. BMC 16.04.060(a)

Southwest bedroom:

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

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

UNIT 2:

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

UNIT 3:

No violations noted.

UNIT 4:

Kitchen:

Replace set screw on faucet. BMC 16.04.060(c)

UNIT 5:

No violations noted.

UNIT 6:

Bath:

Service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

UNIT 7:

Living room:

Repair window to latch securely. BMC 16.04.060(b)

UNIT 8:

No violations noted.

UNIT 9:

No violations noted.

UNIT 10:

No violations noted.

UNIT 11:

No violations noted.

UNIT 12:

No violations noted.

UNIT 13:

Entry:

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

Kitchen:

Replace set screw on faucet. BMC 16.04.060(c)

Living room:

Replace the failing 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 window to latch securely. BMC 16.04.060(b)

UNIT 14:

Furnace closet:

Install proper threshold at entry to closet. BMC 16.04.060(a)

UNIT 15:

Bedroom:

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

Kitchen:

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

UNIT 16:

Living room:

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

Repair window to latch securely. BMC 16.04.060(b)

UNIT B2:

No violations noted.

UNIT B1:

No violations noted.

UNIT B3:

Living room:

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

Bathroom:

Repair damaged or missing tiles at shower entrance. BMC 16.04.060(a)

UTILITY ROOM:

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

EXTERIOR

No violations noted.

OTHER REQUIREMENTS:

Registration Form:

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

Inventory Damage List:

*C
R
10/28/20*
The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 18, 2023

Petition Type: An extension of time to complete repairs.

Petition Number: 23-TV-06

Address: 409 E 16th St

Petitioner: Stephanie Curtis

Inspector: C Hayes

Staff Report: September 29, 2021 Completed cycle inspection
October 22, 2021 Mailed cycle report
November 18, 2021 Completed reinspection
November 24, 2021 Mailed Remaining violations report
December 16, 2021 Completed reinspection
December 23, 2021 Mailed Temporary permit
August 2, 2022 Exterior Extension report sent
September 20, 2022 received BHQA application
October 20, 2022 Mailed Notice of Board action
December 8, 2022 Received BHQA application

During the cycle inspection it was noted that the exterior required painting. The petitioner is requesting an extension of time due to installing siding on a house in a historic district. The petitioner will be presenting to the HPC on January 12, 2023. The petitioner would like an extension of time until March 15, 2023.

Staff recommendation: Grant the extension of time.

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

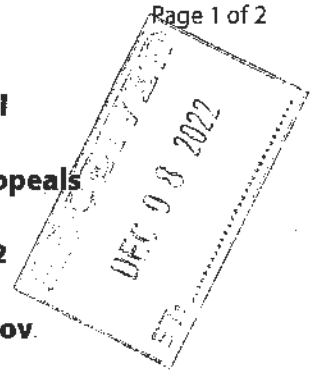
Compliance Deadline: March 15, 2023 All exterior violations

Attachments:

Remaining Violations report, staff report, BHQA application



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



Property Address: 409 E 16th St

Petitioner's Name: Stephanie Curtis

Address: 124 E Kirkwood Ave

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8127277000

E-mail Address: lcarmichael@granitesl.com

Owner's Name: John Lukens

Address: PO Box 303 Clear Creek

City:

State: Indiana



Zip Code: 47426

Phone Number: 8126067771

E-mail Address: johnrl@bluemarble.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: 23-TV-06

CH

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.

Our vendor was putting new siding on the house, and it was brought to his attention that this house is a part of a historic district. Therefore this requires him to present this to the HPC and get their approval. The meeting with the HPC is not until January 12, 2023. We would like to propose an extension of March 15, 2023 to account for time for this to be approved as well as potential delays due to the weather.

Signature (Required): 

Name (Print): Stephanie Curtis

Date: 12/7/22

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.

Print Form



City Of Bloomington

Housing and Neighborhood Development

AUG 02 2022

EXTERIOR EXTENSION REMINDER INSPECTION REPORT

1857

Owner(s)

Cj Satellite, Llc
P.O. Box 337
Clear Creek, IN 47426

Agent

Granite Student Living
124 E Kirkwood Avenue
Bloomington, IN 47408

Prop. Location: 409 E 16th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 09/29/2021
Primary Heat Source: Gas
Property Zoning: MS
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: N/A
Accessory Structure: none

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 09/29/2022.

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

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

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

EXTERIOR:

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

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

OTHER REQUIREMENTS

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 18 2023

Petition Type: Request for an extension of time to complete repairs

Petition Number: 23-TV-007

Address: 508 N Washington St

Petitioner: Tim Vinson-Chastain/Brawley Property Management

Inspector: Michael Arnold

Staff Report: December 23, 2021 Cycle Inspection
 December 29, 2021 Mailed Report
 January 27, 2022 Reinsepection
 January 28, 2022 Mailed Temporary Occupancy Permit
 November 21, 2022 Mailed Exterior Extension Reminder
 December 08, 2022 Received BHQA Application

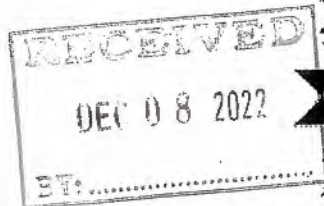
During the Cycle Inspection it was noted that there was some cracking and peeling on the exterior of the structure. The initial inspection was conducted with the previous owner. The petitioner is requesting additional time because of transfer of ownership and difficulty securing labor to paint before the onset of cold weather.

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

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

Compliance Deadline: July 31, 2023

Attachments: Exterior Extension of Time Report; BHQA Application



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

Property Address: 508 N Washington Ave

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

Address: PO Box 5543

City: Bloomington

State: Indiana



Zip Code: 47407

Phone Number:

E-mail Address: tim@thebrawleygroup.com

Owner's Name: BMI Properties LLC

Address: PO Box 5543

City: Bloomington

State: Indiana



Zip Code: 47407

Phone Number:

E-mail Address:

Occupants: Jessica Campbell, Joshua Belcher, David Pilarski, William Carlson, Quinn Ragusi, Ella Lewin, Ian Redman

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: 23-TV-07

MA

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

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

1- extension on deadline for exterior painting.
2- we recently purchased the property and have been unable to secure labor to paint exterior at a reasonable price before weather turned cold.
3- would like an extension to end of July 2023 to allow for better weather conditions and waiting for a vacant window in occupancy to complete repairs.

Signature (Required): 

Name (Print): Tim Vinson-Chastain Date: 12/8/22

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.



NOV 21 2022



City Of Bloomington
Housing and Neighborhood Development
EXTERIOR EXTENSION REMINDER

2283

Owner(s)

BMI Properties LLC
PO Box 5543
Bloomington IN 47407

Agent

Brawley Property Management
PO Box 5543
Bloomington IN 47407

Prop. Location: 508 N Washington St
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/9/5

Date Inspected: 12/23/2021
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 3
Landlord Has Affidavit: N/A

Inspector: Mike Arnold
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: detached garage

EXTERIOR EXTENSION REMINDER

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 11-16-2022

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

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

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

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) **(This item has a deadline of 12/23/2022)**

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 18, 2023

Petition Type: Request for an extension of time to complete repairs

Petition Number: 23-TV-08

Address: 1019 W. Gourley Pike

Petitioner: Tammy Fitzpatrick

Inspector: Jo Stong

Staff Report: November 28, 2022: Complaint inspection scheduled. Management notified
November 28, 2022: Complaint inspection conducted. Valid
December 6, 2022: Complaint report mailed
December 13, 2022: Received appeal

During a complaint inspection of the above property violations of the housing code were found, including damaged walls, ceilings, and disconnected HVAC ductwork. The petitioner is seeking an extension of time to complete repairs, stating that the owner would like to tear down the structure or completely renovate it, but that the tenant refuses to leave (she should have been out September 30, 2022).

Staff recommendation: Grant an extension of time

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

Compliance Deadline: January 31, 2023 for furnace inspection and repairs
February 17, 2022 for all other violations

Attachments: Cycle Report; BHQA Application



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

Property Address: 1019 W. Gourley Pike
 Petitioner's Name: Tammy Fitzpatrick
 Address: 3850 E. Third St. Ste A
 City: Bloomington State: IN Zip Code: 47401
 Phone Number: 812-327-6195 Email Address: Estf, tz@homefinder.org
 Property Owner's Name: Jennifer Teare & Annette Fultz
 Address: 3880 E. Third St. Ste A
 City: Bloomington State: IN Zip Code: 47401
 Phone Number: _____ Email Address: _____
 Occupants: Victoria Pope (signatter)

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 23-TV-08

SEE REVERSE

JS

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.

Owner's currently would like to either tear home down or completely renovate home. However, the current person staying at the home was to move out at end of lease Sept 30, 2022 and has refused to leave. Eviction is in works and she is only reported us to cause trouble. She is a squatter at this time. We have a court date Jan. 18th 2023.

We will probably board up home once we get her out and next rent again until owner decides what to do with home at a later time. We already boarded up home next door (1015 Gowley) and won't rent it again until a decision is reached.

Signature (required):

Tammy Fitzpatrick

Name (please print):

TAMMY FITZPATRICK

Date:

12/12/22

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.



DEC 06 2022

**City Of Bloomington
Housing and Neighborhood Development**

Jennifer Teare & Annette Fultz (DAJA)
2799 Crabapple Circle
Bloomington, IN 47401

RE: NOTICE OF COMPLAINT INSPECTION

Dear Jennifer Teare & Annette Fultz (DAJA),

On November 28, 2022 a complaint inspection was performed at 1019 W. Gourley Pike. 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 **DEC 20 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: Complaint Inspection Report
Xc: Prodigy Real Estate, 3880 E. 3rd St. Suite A, Bloomington IN 47401



DEC 06 2022

**City Of Bloomington
Housing and Neighborhood Development**

COMPLAINT INSPECTION REPORT

7500

Owners

Jennifer Teare & Annette Fultz (DAJA)
2799 Crabapple Circle
Bloomington, IN 47401

Agent

Prodigy Real Estate
3880 E. 3rd St. Suite A
Bloomington, IN 47401

Tenant

Victoria Armstrong
1019 W. Gourley Pike
Bloomington, IN 47404

Prop. Location: 1019 W. Gourley Pike
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: November 28, 2022
Primary Heat Source: Gas
Property Zoning: ME
Number of Stories: 1
Landlord Has Affidavit: N/A

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

The following items are the result of a complaint inspection conducted on November 28, 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:

Entire Unit:

Properly repair and secure all wall boards in a workmanlike manner. Repair all cracks. No gaps shall be visible. Damaged wallboard shall be replaced and installed in a workmanlike manner. BMC 16.04.060(a)

Eliminate all gaps between the pieces of ceiling plywood. BMC 16.04.060(a)

Mechanical Room (gas furnace):

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

Properly seal the ceiling above the furnace in a workmanlike manner, and enclose all insulation. At the inspection there was insulation falling onto the gas furnace. BMC 16.04.060(b), (c)

Remove all loose insulation from this room. BMC 16.04.060(a)

Bathroom:

Properly seal the panels of the tub surround (all are loose and coming away from the walls). BMC 16.04.060(a)

EXTERIOR:

Crawlspace:

Properly connect and support all HVAC ductwork. BMC 16.04.060(c)

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 18, 2023

Petition Type: An extension of time to complete repairs.

Petition Number: 23-TV-09

Address: 502 W 6th St

Petitioner: Old Towne

Inspector: C Hayes

Staff Report: September 23, 2021 Completed cycle inspection
October 14, 2021 Sent cycle report
December 15, 2021 Mary Ann scheduled reinspection
December 30, 2021 Completed reinspection
January 7, 2022 Sent remaining violations report
January 10, 2022 Mary Ann scheduled reinspection
January 12, 2022 Completed reinspection
January 19, 2022 Mailed temporary occupancy permit
July 27, 2022 Sent Exterior extension reminder report
August 31, 2022 Received BHQA application
October 24, 2022 Notice of Board action mailed
December 16, 2022 Received BHQA application

During the cycle inspection it was noted that the paint on the window sills was peeling off and would require new paint. The petitioner is requesting an extension of time due to difficulty finding a contractor and weather.

Staff recommendation: Grant the extension of time.

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

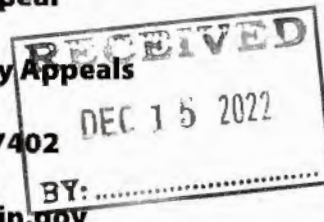
Compliance Deadline: April 18, 2023 All remaining violations.

Attachments:

Exterior Extension Report, BHQA application



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



Property Address: 502 West Sixth Street-Old Towne Apartments

Petitioner's Name: Woodington Management, LLC

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Owner's Name: Betsy Ferguson

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 23-TV-09

CH

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.

Still unable to find anyone to do the paint touchups around the windows of the building. We are trying to locate someone but now with bad weather I am not sure when we will be able to complete. I am asking for at least 3 months to complete this job,

I appreciate your patience with this matter.

Signature (Required):

Woodington Mgt / M.A. Waggoner

Name (Print):

Woodington Management, LLC/ *Mary Ann Waggoner*

Date:

12-15-22

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.

Print Form



City Of Bloomington
Housing and Neighborhood Development

JUL 27 2022

EXTERIOR EXTENSION REMINDER INSPECTION REPORT

2630

Owner(s)

Scott May
3000 S Walnut Street Pike #F6
Bloomngton, IN 47401

Agent

Woodington Management/ Maryann Waggoner
205 E 17th Street
Bloomington, IN 47408

Prop. Location: 502 W 6th ST
Number of Units/Structures: 10/1
Units/Bedrooms/Max # of Occupants: Bld 1: 10/1/3

Date Inspected: 09/23/2021
Primary Heat Source: Electric
Property Zoning: R3
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: none

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 09/23/2022.

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

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

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

EXTERIOR:

Scrape and paint all peeling paint on window sills. BMC 16.04.050 (a)

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

re

OTHER REQUIREMENTS

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 18, 2023
Petition Type: Request for an extension of time to complete repairs
Petition Number: 23-TV-11
Address: 1624 W. 7th St.
Petitioner: Richard McClung
Inspector: Maria McCormick
Staff Report: August 29, 2022 – Completed Cycle Report
November 30, 2022 – Issued Remaining Violations Report
December 12, 2022 – Received BHQA Application for Appeal

At the cycle inspection there were multiple violations noted. The structure and exterior property structure are cluttered. The petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension.
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: March 1, 2023
Attachments: Cycle Report; BHQA Application



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

Property Address: 1624 W. 7th
 Petitioner's Name: Richard McClung
 Address: 2105 E Arden Drive
 City: Bloomington State: IN Zip Code: 47401
 Phone Number: 8123697330 Email Address: _____

Property Owner's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone Number: _____ Email 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.

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
 Petition Number 23-TV-11

SEE REVERSE

MM

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.

Need more time to complete inspection repair list

Think 30 to 60 days for contractor to complete repairs

Signature (required): Richard Mc Clung

Name (please print): Richard M. Clung Date: 12-12-22

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.

NOV 30 2022



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATIONS REPORT

2675

Owner(s)

Richard A. McClung
2105 E. Arden Drive
Bloomington, IN 47401

Agent

Annkriss Construction
736 S Morton Street
Bloomington, IN 47403

Prop. Location: 1624 W 7th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 08/29/2022
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: Yes

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

REINSPECTION REQUIRED

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

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

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

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

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

hand

INTERIOR:

Living Room 15-3 x 12-0:

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

Kitchen:

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

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

Northwest Bedroom 8-8 x 8-9:

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

Bathroom:

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

EXTERIOR:

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

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

Remove the furniture not intended for outdoor use from the front porch. BMC 16.04.040(f)

Repair or replace the roof that is damaged and covered in moss and mildew. BMC 16.04.050(a)

Remove all inoperable vehicles from the property. BMC 16.04.040(h)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

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

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

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

This is the end of this report.