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**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL McCLOSKEY CONFERENCE ROOM 135  
In Person / Zoom Virtual Meeting  
JULY 19, 2023 4:00 P.M.**

**ALL ITEMS ARE ON THE CONSENT AGENDA**

“The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Housing & Neighborhood Development Department** at **812-349-3420** and provide your name, contact information, and a link to or description of the document or web page you are having problems with.” City of Bloomington Policy

- I. **ROLL CALL**
- II. **REVIEW OF MINUTES**
- III. **PETITIONS** - All requests for extension of time to complete repairs, except where noted.
  - 1) **23-TV-49, 308 E. 20<sup>th</sup> Street.** Sherri Hillenburg (Powder Monkey, LLC).
  - 2) **23-TV-50, 3000 S. Walnut Street Pike.** Barclay Square (Scott May).
- IV. **GENERAL DISCUSSION**
  - Scheduled meeting dates and times
- V. **PUBLIC COMMENT**
- VI. **ADJOURNMENT**

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

HAND Staff is inviting you to a scheduled Zoom meeting.

**Topic: Board of Housing Quality Appeals Meeting**

**Time: Jul 19, 2023 04:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

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

**Meeting ID: 931 9363 6060**

**Passcode: 088348**

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One tap mobile

+13092053325,,93193636060#,,,,\*088348# US

+13126266799,,93193636060#,,,,\*088348# US (Chicago)

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Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +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
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 346 248 7799 US (Houston)

Meeting ID: 931 9363 6060

Passcode: 088348

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: July 18, 2023

Petition Type: An extension of time to complete repairs.

Petition Number: 23-TV-49

Address: 308 E 20<sup>th</sup> St

Petitioner: Sherri Hillenburg

Inspector: C Hayes

Staff Report: March 29, 2023 Completed cycle inspection  
April 3, 2023 Mailed cycle report  
June 2, 2023 Tasha scheduled reinspection  
June 12, 2023 Received BHQA application  
June 14, 2023 Completed reinspection  
June 15, 2023 Mailed remaining violations report

During the cycle inspection there were violations concerning deteriorating carpet, trees that need trimmed off the building, and the exterior of the building requires power washing. The petitioner is requesting an extension of time to complete the repairs until mid-August.

Staff recommendation: Grant the extension of time.

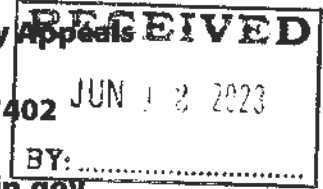
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: August 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: 308 E. 20<sup>th</sup>

Petitioner's Name: Sherri Hillenburg

Address: 940 N. Walnut Street

City: Bloomington State: IN  Zip Code: 47404

Phone Number: 812-339-2859 E-mail Address: Sherri.Hillenburg@elkinsapartments.com

Owner's Name: Powder Monkey, LLC

Address: 940 N. Walnut Street

City: Bloomington State: IN  Zip Code: 47404

Phone Number: 812-339-2859 E-mail Address: CS@elkinsapartments.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: extension of time to make repairs

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-49

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

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

We are requesting an extension of time to do repairs without loss of time or occupancy permit.

① Duke energy is scheduled to trim and/or remove trees sometime in next 3-4 weeks.

② We would like to wait until construction is completed adjacent to our property so we only have to pay power washer company one time. They are set to open late August.

③ We would like to wait until mid August to replace carpet in unit #5. Tenants are gone for summer and do not want us to move all of their stuff in order to replace carpet.

Signature (Required): Sherei Hillenburg

Name (Print): Sherei Hillenburg

Date: 06-07-2023

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



REMAINING VIOLATIONS REPORT

**JUN 15 2023**

2875

Owner(s)

Terry L. Elkins  
940 N. Walnut St.  
Bloomington, IN 47404

Agent

Elkins Apartments  
940 N. Walnut St.  
Bloomington, IN 47404

Prop. Location: 308 E 20th ST

Number of Units/Structures: 7/3

Units/Bedrooms/Max # of Occupants: Bld 1: Bld North: 1/3/5, Bld East: 5/2/5, Bld South:  
1/3/5

Date Inspected: 03/29/2023

Primary Heat Source: Electric

Property Zoning: MS

Number of Stories: 2

Inspector: Chastina Hayes

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: none

**REINSPECTION REQUIRED**

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

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

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

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

**Unit 5:**

**Upstairs:**

Repair the humps in the carpet to prevent trip hazard. BMC 16.04.060 (b)

**EXTERIOR:**

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

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

**OTHER REQUIREMENTS:**

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

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





City of Bloomington  
H.A.N.D.

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

Meeting Date: July 18, 2023

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

Petition Number: 23-TV-050

Address: 3000 S Walnut Street Pk

Petitioner: Barclay Square

Inspector: Arnold/Hayes

Staff Report: April 10 2023      Cycle Inspection  
April 19 2023      Sent Cycle Inspection Report  
June 16 2023      Received Extension of Time Request

Petitioner is waiting for contractors to complete their repairs and requesting additional time. There are a total of 91 violations noted, of those, 10 are for smoke detection, and eight are life/safety in nature.

Staff recommendation: Grant the extension of time to complete 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.

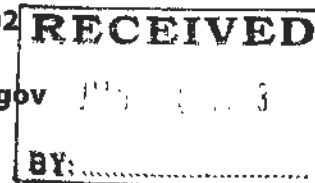
Compliance Deadline: September 18, 2023

Attachments: Cycle Report; BHQA Application

Handwritten initials in blue ink, possibly 'JK'.



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: 3000 South Walnut Street Pike, Suite F-6, Bloomington, IN 47401

Petitioner's Name: Barclay Square

Address: 3000 South Walnut Street Pike, Suite F-6

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123312666

E-mail Address: wagg1r@hotmail.com

Owner's Name: Scott May

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-50

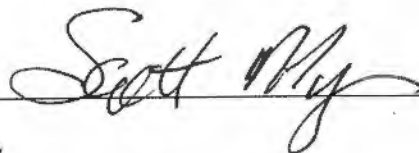
MA, CH

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.

We are requesting an additional 30 days to complete repairs. We are waiting on 3 different contractor to finish the remaining 6 or 7 items left on our report. Thank you for your consideration in this matter.

Signature (Required):



Name (Print): Scott May

Date: 6-15-23

**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

## CYCLE INSPECTION REPORT

4366

Owner(s)

Scott May  
3000 S Walnut Street Pk Su F6  
Bloomington IN 47401

Agent

Woodington Management LLC  
205 E 17<sup>th</sup> St  
Bloomington IN 47408

Prop. Location: 3000 S Walnut Street PIKE

Number of Units/Structures: 141/15

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 8/1/5, Bld B: 12/2/5, Bld C: 8/2/5, Bld D: 8/1/5, Bld E: 12/1/5, Bld F: 12/2/5, Bld G: 8/2/5, Bld H: 12/2/5, Bld I: 12/2/5, Bld J: 8/2/5, Bld K: 8/2/5, Bld L: 8/2/5, Bld M: 8/2/5, Bld N: 12/2/5, Bld O: 1/Eff/5 4/1/5

Date Inspected: 04/10/2023  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 2

Inspector: Chastina Hayes/Mike Arnold  
Foundation Type: Slab  
Attic Access: Yes  
Accessory Structure: None

**Monroe County records show these structures were built in 1993. The minimum emergency egress requirements at the time of construction were as follows:**

**Height: 24 inches**  
**Width: 20 inches**  
**Sill Height: 44 inches**  
**Openable Area: 5.7 sq. ft.**

**Typical Unit:**

**One Bedroom**

**Living Room**  
**Kitchen/Dining**  
**Bathroom**  
**Bedroom**

**Two Bedroom**

**Living Room**  
**Kitchen/Dining**  
**Bathroom**  
**Bedroom**  
**Bedroom**

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

**Existing window measurements Buildings A thru N:**

**Existing Egress:**

**Height: 44 inches**

**Width: 20.5 inches**

**Sill Height: 37.5 inches**

**Openable Area: 6.26 sq. ft.**

**Building O Units have a door to the exterior for emergency egress**

**BUILDING A:**

**Unit 1:**

No violations noted

**Unit 2:**

No violations noted

**Unit 3:**

No violations noted

**Unit 4:**

**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 5:**

**Kitchen:**

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

Repair the gfci outlet to function as intended. BMC 16.04.060(b) (tests as no power) (left of stove)

**Unit 6:**

No violations noted

**Unit 7:**

No violations noted

**Unit 8:**

**Hallway:**

Verify the dryer exhaust is in good condition and properly attached. BMC 16.04.060(c)  
(excessive lint behind the dryer)

## **BUILDING B:**

### **Unit 1:**

No violations noted

### **Unit 2:**

No violations noted

### **Unit 3:**

No violations noted

### **Unit 4:**

No violations noted

### **Unit 5:**

No violations noted

### **Unit 6:**

No violations noted.

### **Unit 7:**

#### **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) (leaks)

### **Unit 8:**

No violations noted

### **Unit 9:**

#### **Bathroom:**

Repair the gfci outlet to function as intended. BMC 16.04.060(b) (tests as no power) (does not trip)

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

#### **Hallway:**

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

### **Unit 10:**

No violations noted

### **Unit 11:**

#### **Hallway:**

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

**Building B continued:**

**Unit 12:**

**Hallway:**

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

**BUILDING C:**

**Unit 1:**

No violations noted

**Unit 2:**

**Bathroom:**

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

**Unit 3:**

**Kitchen:**

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

**Unit 4:**

No violations noted

**Unit 5:**

No violations noted

**Unit 6:**

No violations noted

**Unit 7:**

**Kitchen:**

Replace the aerator on the faucet so it functions as intended. BMC 16.04.060(c)

Repair the back burner to function as intended. BMC 16.04.060(c) (tenant left note)

**Hallway:**

Replace the missing piece of trim. BMC 16.04.060(a) (left of the left bedroom door)

**Unit 8:**

**Kitchen:**

Secure the carpeting at the transition strip at the kitchen floor. BMC 16.04.060(a)

**BUILDING D:**

**Unit 1:**

No violations noted

**Unit 2:**

No violations noted

**Unit 3:**

**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 4:**

No violations noted

**Unit 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 6:**

**Kitchen:**

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

**Unit 7:**

No violations noted

**Unit 8:**

No violations noted

**BUILDING E:**

**Unit 1:**

No violations noted

**Unit 2:**

No violations noted

**Unit 3:**

No violations noted

**Unit 4:**

**Kitchen:**

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



**Building E continued:**

**Unit 5:**

**Dining Room:**

Repair the hole in the carpeting. 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)

**Hallway:**

Repair the hole in the floor. BMC 16.04.060(c) (in the laundry closet)

**Unit 6:**

**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 7:**

No violations noted

**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

**BUILDING F:**

**Unit 1:**

No violations noted.

**Unit 2:**

No violations noted.

**Unit 3:**

No violations noted.

**Building F continued:**

**Unit 4:**

No violations noted.

**Unit 5:**

**Bathroom:**

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

**Unit 6: Office**

No violations noted.

**Unit 7:**

**Kitchen:**

Secure the floor where it meets the carpet. BMC 16.04.060 (a)

**Unit 8:**

No violations noted.

**Unit 9:**

No violations noted.

**Unit 10:**

No violations noted.

**Unit 11:**

**Deck:**

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

**Kitchen:**

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

**Unit 12:**

No violations noted.

**BUILDING G:**

**Unit 1:**

No violations noted

**Unit 2:**

No violations noted

**Building G continued:**

**Unit 3:**

No violations noted

**Unit 4:**

No violations noted

**Unit 5:**

**Hallway:**

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

**Unit 6:**

**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) (diverter)

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

**Unit 7:**

No violations noted

**Unit 8:**

No violations noted

**BUILDING H:**

**Unit 1:**

No violations noted

**Unit 2:**

**Living Room:**

Replace the missing outlet cover plate. BMC 16.04.060(a) (left of sliding door)

**Kitchen:**

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

**Unit 3:**

No violations noted

**Unit 4:**

**Left Bedroom:**

Replace the missing outlet cover plate. BMC 16.04.060(a) (under window)

**Unit 5:**

No violations noted

**Building H continued:**

**Unit 6:**

No violations noted

**Unit 7:**

**Living Room:**

Repair the broken sliding door handle. BMC 16.04.060(c)

**Hallway:**

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (left of left bedroom door)

**Right Bedroom:**

Repair/replace/remove the torn window screen. BMC 16.04.060(a)

**Unit 8:**

No violations noted

**Unit 9:**

**Kitchen:**

Replace the cabinet door. BMC 16.04.060(a) (hole in door under the sink)

**Unit 10:**

**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) (diverter)

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

**Unit 11:**

**Bathroom:**

Reinstall the door handle so thumb lock is on the inside. BMC 16.04.060(b)

**Unit 12:**

**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) (does not trip)

**BUILDING I:**

**Unit 1:**

**Kitchen:**

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

**Bathroom:**

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

**Left Bedroom:**

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

**Unit 2:**

No violations noted.

**Unit 3:**

**Living Room:**

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

**Unit 4:**

No violations noted.

**Unit 5:**

**Kitchen:**

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

**Unit 6:**

**Bathroom:**

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

**Unit 7:**

No violations noted.

**Unit 8:**

No violations noted.

**Unit 9:**

No violations noted.

**Unit 10:**

**Kitchen:**

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

**Unit 11:**

**Living Room:**

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

**Building I continued:**

**Unit 12:**

**Living Room:**

Secure the sliding glass door handle. BMC 16.04.060 (a)

**Hallway:**

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

**BUILDING J:**

**Unit 1:**

No violations noted.

**Unit 2:**

**Bathroom:**

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

**Bedrooms:**

Remove the mold from the window sills. BMC 16.04.060 (a)

**Unit 3:**

**Bathroom:**

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

**Unit 4:**

No violations noted.

**Unit 5:**

**Bathroom:**

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

**Hallway:**

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

**Unit 6:**

No violations noted.

**Unit 7:**

No violations noted.

**Unit 8:**

No violations noted.

**BUILDING K:**

**Unit 1:**

**Bathroom:**

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

**Unit 2:**

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

**Unit 3:**

**Living Room:**

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

**Bathroom:**

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

Repair the broken drain plug on the bathtub. BMC 16.04.060 (a)

**Unit 4:**

**Hallway:**

Secure the smoke detector. BMC 16.04.060 (b)

**Unit 5:**

No violations noted.

**Unit 6:**

**Kitchen:**

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

**Bathroom:**

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

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

**Unit 7:**

No violations noted.

**Unit 8:**

**Hallway:**

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

**BUILDING L:**

**Unit 1:**

**Left Bedroom:**

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

**Unit 2:**

No violations noted.

**Unit 3:**

**Living Room:**

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

**Unit 4:**

No violations noted.

**Main Stairs:**

Secure the loose bottom step. BMC 16.04.050 (b)

**Unit 5:**

**Bathroom:**

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

**Unit 6:**

**Bathroom:**

Repair the toilet to eliminate the excessive water usage. BMC 16.04.060(c)

**Unit 7:**

**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)

**Unit 8:**

No violations noted.

**BUILDING M:**

**Unit 1:**

No violations noted.

**Unit 2:**

No violations noted.

**Unit 3:**

**Kitchen:**

Secure the vinyl flooring. BMC 16.04.060 (a)



**Building M continued:**

**Unit 4:**

**Bathroom:**

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

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

**Unit 5:**

No violations noted.

**Unit 6:**

No violations noted.

**Unit 7:**

**Kitchen:**

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

**Bathroom:**

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

**Unit 8:**

**Right Bedroom:**

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

**BUILDING N:**

**Unit 1:**

No violations noted.

**Unit 2:**

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

**Unit 3:**

No violations noted.

**Unit 4:**

No violations noted.

**Unit 5:**

**Left Bedroom:**

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

**Building N continued:**

**Unit 6:**

**Deck:**

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

**Bathroom:**

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

**Unit 7:**

No violations noted.

**Unit 8:**

No violations noted.

**Unit 9:**

**Left Bedroom:**

Repair the window to lock. BMC 16.04.060 (b)

**Unit 10:**

**Kitchen:**

Repair the dishwasher to function as intended. (Per Tenant) BMC 16.04.060(c)

**Left Bedroom:**

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

**Right Bedroom:**

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

**Unit 11:**

No violations noted.

**Unit 12:**

No violations noted.

**BUILDING O:**

**Unit 1:**

No violations noted

**Building O continued:**

**Unit 2:**

**Kitchen:**

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

Replace the burned out bulb in the refrigerator. BMC 16.04.060(c)

**Hallway:**

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

**Bathroom:**

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

**Unit 3:**

**Deck:**

Replace the deteriorated floor board. BMC 16.04.050(a)

**Unit 4:**

**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 5:**

No violations noted

**EXTERIOR**

**General Condition:**

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

**OTHER REQUIREMENTS:**

**Required documentation**

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. 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 or his agent and the expiration date of the permit. BMC 16.03.030(c)

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

**RECEIPT**  
**No. 1142**

Received Date: June 16, 2023  
Received From: Woodington Management  
For Property Located at: 3000 S Walnut Street Pike  
Amount Received: \$ 20.00  
Inspection Fee: \$ 0.00  
Reinspection Fee: \$ 0.00  
No Show Fee: \$ 0.00  
B.H.Q.A. Fine: \$ 0.00  
Balance Due: \$ 0.00  
Paid by: Check  
Units/Buildings: 15/141

**Approved by the State Board of Accounts, 2004.**

**Thank you for your payment**