

# PUBLIC HEARING

## BOARD OF HOUSING QUALITY APPEALS

CITY HALL ALLISON CONFERENCE ROOM 225

In Person / Zoom Virtual Meeting

<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPgJ0iLnZVKW3s6bUT5qk.1>

Meeting ID 840 9035 4059    Passcode 084395

**AUGUST 20, 2024 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 to some individuals. If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson, at [anna.killionhanson@bloomington.in.gov](mailto:anna.killionhanson@bloomington.in.gov) and provide your name, contact information, and a link to or description of the document or web page you are having problems with.*

- I. ROLL CALL
- II. PETITIONS

1) **24-TV-48, 701 E. Summitview Place**, Angela Butler (Summit Pointe United, Ltd.)  
Request for an extension of time to complete repairs.

- III. GENERAL DISCUSSION
- IV. PUBLIC COMMENT
- V. ADJOURNMENT

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

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

Meeting Date: August 20, 2024

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

Petition Number: 24-TV-048

Address: 701 E Summitview Pl

Petitioner: Angela Butler

Inspector: Arnold/Hayes/Council

Staff Report: April 23, 2024      Cycle Inspection completed  
June 06, 2024      Cycle Inspection report sent  
July 19, 2024      BHQA Application received

Petitioner is requesting additional time due to storm damage taking priority and because of staff shortages.

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: September 20, 2024  
November 03, 2024

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

Rec'd 7-19-24

Property Address: 701 E. Summitview Place Bloomington, IN 47401

Petitioner's Name: Angela Butler

Address: 701 E. Summitview Place

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 822-3034

E-mail Address: abutler@hometpg.com

Owner's Name: Summit Pointe United LLC

Address: 169 Ramapo Valley Road Suite ML 7

City: Oakland

State: New Jersey

Zip Code: 07436

Phone Number: 812-736-2566

E-mail Address: dmajors@hometpg.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: 24-TV-48

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 90 day extension that extends to November 3, 2024 due to lack of a maintenance team and damages from the storm on June 25, 2024. Summit Pointe's maintenance team gave notice all at the same time. We currently do not have the manpower to complete the findings on our HAND property inspection by the due date of August 3, 2024. Summit Pointe experienced damages from the storm on June 25, 2024 which has affected the property as far as clean up and repairs. We have had to make the storm damage repairs priority to keep our community and residents safe. We had a lot of trees down, damages to roofs, sides of buildings have been damaged and several other minor damages.

Signature (Required): Angela Butler

Name (Print): Angela Butler

Date: 7/16/24

**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**

CYCLE INSPECTION REPORT

736

Owner(s)

Summit Pointe United Llc  
701 E Summitview  
Bloomington, IN 47401

Agent

Hometown Property Group LLC  
169 Ramapo Valley Rd  
Oakland, NJ 07436

Prop. Location: 701 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: 04/22/2024

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: R Council/C Hayes/M Arnold

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

**Life Safety Items Hi-lighted in Yellow**

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.

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.

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

**INTERIOR:**

**BUILDING 1**

**Unit 624:**

**Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

**Dining Room:**

Replace missing knob on closet door. BMC 16.04.060(a)

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

**Kitchen:**

Repair microwave to function as intended. BMC 16.04.060(c)

**Living Room:**

Secure loose electrical receptacle. BMC 16.04.060(b) (**Adjacent to half wall**)

**Hall Bathroom:**

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

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**Toilet**)

Replace water damaged cabinet floor. BMC 16.04.060(a)

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**At shower head**)

Correct electrical fault/wiring configuration between light switch and GFCI in master bath. BMC 16.04.060(c)(b)

**Master Bathroom:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) **(Toilet)**

**Unit 626:****Bedroom:**

Secure loose electrical receptacle. BMC 16.04.060(b) **(Under window)**

**Unit 628:****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 dishwasher to function as intended. BMC 16.04.060(c) **(Tenant states dishwasher will not drain)**

**Living Room:**

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

Secure loose electrical receptacle. BMC 16.04.060(b) (by fireplace)

**Master Bedroom:**

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

**Master Bathroom:**

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

**Unit 630:****Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

**Living Room:**

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

**Unit 630 continued:****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)**

**Bedroom:**

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

**Master Bedroom:**

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

**Master Bathroom:**

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

**Unit 638:****Kitchen:**

Secure loose electrical receptacle. BMC 16.04.060(b) (GFCI)

**Living Room:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Hall Bathroom:**

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

**Master Bathroom:**

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



**Unit 636:****Living Room:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Kitchen:**

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

**Bedroom:**

Repair the broken window. BMC 16.04.060(a)

**Unit 634:****Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

**Living Room:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Kitchen:**

Repair dishwasher to function as intended. BMC 16.04.060(b)

**Hallway:**

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

**Bedroom:**

Secure loose electrical receptacle. BMC 16.04.060(b) (**under desk**)

**Hall Bathroom:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**Toilet**)

**Master Bathroom:**

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

**Unit 632:****Living Room:**

Repair sliding door to lock. BMC 16.04.060(b)

**Unit 632 continued:****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) (**Under window**)

**Master Bathroom:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**Standing water on floor**)

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

**Unit 640:****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)

**Living Room:**

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

**Furnace Closet:**

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

**Hall Bathroom:**

Secure loose cabinet face. BMC 16.04.060(a)

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

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

**Unit 642:****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)

**Hall Bathroom:**

Secure loose clothes dryer exhaust. BMC 16.04.060(c)

Repair shower head to function as intended. BMC 16.04.060(a)

**Master Bedroom:**

Every window shall be capable of being easily opened and held in position by its own hardware.

BMC 16.04.060(b)

**Unit 644:****Living Room:**

Repair sliding door to lock. BMC 16.04.060(b)

Repair the hole in the wall. BMC 16.04.060(a) (**Bottom right corner**)

**Kitchen:**

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

**Hallway:**

Repair or replace existing smoke detector in a manner so that it functions as intended. 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)**

**Unit 644 continued:****Master Bedroom:**

Secure hanging air vent. BMC 16.04.060(a)

**Unit 646:****Living Room:**

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(By sliding door)**

**Kitchen:**

Replace missing handle on microwave. BMC 16.04.060(c)

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

**Bath/Laundry:**

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)

Repair the hole in the wall. BMC 16.04.060(a) **(TP holder)**

**Master Bedroom:**

Secure loose electrical receptacle. BMC 16.04.060(b) **(Under window)**

**Unit 652:****Bedroom:**

Secure hanging air vent. BMC 16.04.060(a)

**Master Bedroom:**

Repair shelf in closet to function as intended. BMC 16.04.060(a)

**Unit 654:****Living Room:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Kitchen:**

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

**Unit 654 continued:****Hallway:**

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

**Bedroom:**

Secure hanging air vent. BMC 16.04.060(a)

**Unit 648:****Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Bedroom:**

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

**Unit 650:****Living Room:**

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

**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) (**Right of sink**)

**Bedroom:**

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

**BUILDING 19:****Unit 672:**

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 (Renovations)

**Unit 674:****Bathroom:**

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

**Unit 676:****1<sup>st</sup> Bedroom:**

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

**Unit 678:****Laundry Room:**

Repair the peeling ceiling. BMC 16.04.060 (a)

**Bathroom:**

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

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

**Kitchen:**

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

**Unit 684:****Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

**Unit 686:****Balcony:**

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

Repair/replace the sliding glass door so that it functions as intended. BMC 16.04.060 (b)

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

**Unit 680:****Kitchen:**

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

**Utility Closet:**

Secure the loose exhaust on the water heater. BMC 16.04.060 (b)

**Unit 682:****Kitchen:**

Repair the broken microwave door. BMC 16.04.060 (a)

Repair the peeling wall above the sink. BMC 16.04.060 (a)

**2<sup>nd</sup> Bedroom:**

Repair/replace the electrical outlet adjacent to the door. BMC 16.04.060 (b) (Ground blocked)

**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

**Unit 656:****Kitchen:**

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

**Unit 658:**

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

**Unit 660:**

No violations noted

**Unit 662:**

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

**Unit 668:****Balcony:**

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

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

**Hallway:**

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

**1<sup>st</sup> Bath:**

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

**Unit 670:****Kitchen:**

Repair the microwave so that it functions as intended. BMC 16.04.060 (a)

**2<sup>nd</sup> Bedroom:**

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

**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

**1<sup>st</sup> Bedroom:**

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

**1<sup>st</sup> Bath:**

Secure the loose door handle. BMC 16.04.060 (a)

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

**Unit 664:**

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

**Unit 666:**

No violations noted.



**BUILDING 17:****Unit 716:****Kitchen:**

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

**Bathroom:**

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

**2<sup>nd</sup> Bedroom:**

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

**Unit 718:****Living Room:**

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

**Kitchen:**

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

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

Replace the missing refrigerator. BMC 16.04.060 (a)

**Hallway:**

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

Replace the missing closet door. BMC 16.04.060 (a)

**1<sup>st</sup> Bedroom:**

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

**Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Unit 718 continued:****2<sup>nd</sup> Bedroom:**

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

Replace the missing door. BMC 16.04.060 (a)

**Bathroom:**

Replace the missing cove base adjacent to the bathtub. BMC 16.04.060 (a)

Replace the deteriorating sink faucet. BMC 16.04.060 (a)

Repair the peeling ceiling. BMC 16.04.060 (a)

**Laundry Room:**

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

**Hallway:**

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)

**Unit 720:**

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 (Renovations)

**Unit 722:**

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 (Dog)

**Unit 728:****Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

**Unit 730:****Kitchen:**

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

**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

**Unit 724:****Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

**Unit 726:****Balcony:**

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

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

**Kitchen:**

Repair the microwave so that it functions as intended. BMC 16.04.060 (a)

**1<sup>st</sup> Bedroom:**

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

**Unit 700:****Kitchen:**

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

**Utility Closet:**

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

**Unit 704:****2<sup>nd</sup> Bath:**

Repair the toilet paper holder. BMC 16.04.060 (a)

**Unit 706:****Living Room:**

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

**Kitchen:**

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

**1<sup>st</sup> Bedroom:**

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

**2<sup>nd</sup> Bathroom:**

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

**1<sup>st</sup> Bathroom:**

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

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

**Unit 702:****Kitchen:**

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

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

**1<sup>st</sup> Bedroom:**

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

**Unit 708:****Kitchen:**

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

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

**Hallway:**

Secure the loose smoke detector. BMC 16.04.060 (b)

**Utility Closet:**

Secure the water heater safety panel. BMC 16.04.060 (b)

**Unit 708 continued:****1<sup>st</sup> Bedroom:**

Repair/replace the electrical outlet adjacent to the window. (Ground blocked) BMC 16.04.060 (b)

**2<sup>nd</sup> Bathroom:**

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

**Unit 710:****1<sup>st</sup> Bath:**

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

**2<sup>nd</sup> Bedroom:**

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

**Balcony:**

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

**Unit 712:****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

**1<sup>st</sup> Bedroom:**

Repair/replace the electrical cover plate on the left wall. BMC 16.04.060 (b)

**1<sup>st</sup> Bath:**

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

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

**2<sup>nd</sup> Bath:**

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

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

**Unit 714:****Living Room:**

Repair/replace the broken sliding glass door handle. BMC 16.04.060 (b)

**1<sup>st</sup> Bath:**

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

**2<sup>nd</sup> Bedroom:**

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

**BUILDING 16:****Unit 748:**

No violations noted.

**Unit 750:**

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 (Dog)

**Unit 752:****Balcony:**

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

**Bathroom:**

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

**Kitchen:**

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

**Unit 754:****Entry:**

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

**Kitchen:**

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

**Unit 760:****Entry:**

Repair the loose door seal. BMC 16.04.060 (a)

**Kitchen:**

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

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

**Bathroom:**

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

**Bedroom:**

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

**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

**Unit 762:**

No violations noted.

**Unit 756:****Kitchen:**

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

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

**Balcony:**

Secure the loose deck boards. BMC 16.04.060 (b)

**Bathroom:**

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

**Unit 758:****Bathroom:**

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

**Bedroom:**

Repair the water stained ceiling. BMC 16.04.060 (a)

**Unit 758 continued:****Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

**Unit 732:****Bathroom:**

Secure loose electrical receptacle. BMC 16.04.060(b)

**Unit 734:****Hallway:**

Repair the light fixture 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)

**Bedroom:**

Repair the water stained ceiling and walls. BMC 16.04.060 (a)

**Main Hallway:**

Secure loose electrical receptacle. BMC 16.04.060(b) (Adjacent to unit 736)

**Unit 736:****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 738:****Kitchen:**

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

**Hallway:**

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

**Bedroom:**

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



**Unit 738 continued:****Living Room:**

Replace the missing electrical cover plate. (Adjacent to sliding glass door) BMC 16.04.060 (b)

**Unit 744:****Kitchen:**

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

**Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Bedroom:**

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

**Balcony:**

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

**Main Hallway upstairs:**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b) (adjacent to 744)

**Unit 746:****Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Balcony:**

Secure all loose deck boards and nails. BMC 16.04.060 (b)

**Unit 740:**

No violations noted.

**Unit 742:****Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**BUILDING 18:****Unit 782:**

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

**1<sup>st</sup> Bedroom:**

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

**2<sup>nd</sup> Bedroom:**

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

**Bathroom:**

Repair the bathtub faucet to function as intended. (Drips) BMC 16.04.060 (a)

**Unit 780:****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)

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

**Unit 780 continued:****Living Room:**

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

**Unit 784:****Bathroom:**

Repair the shower faucet to function as intended. (Hard to turn on) BMC 16.04.060 (a)

**Unit 786:**

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

**2<sup>nd</sup> Bedroom:**

Repair/replace the broken window pane. BMC 16.04.060 (b)

**Unit 792:****Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

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

**Unit 794:**

No violations noted.

**Unit 788:**

No violations noted.

**Unit 790:****Kitchen:**

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

Repair/replace the light switches so that they function as intended. (Overhead light) BMC 16.04.060 (b)

**Balcony:**

Repair the screen door so that it functions as intended. BMC 16.04.060 (a)

**Unit 764:****1<sup>st</sup> Bedroom:**

Replace the missing door knob. BMC 16.04.060 (a)

**Unit 766:****Entry:**

Repair the loose door seal. BMC 16.04.060 (a)

**Kitchen:**

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

**Unit 768:****Hallway Bath:**

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

**Unit 770:**

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 (Dog)

**Unit 778:****Balcony:**

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

**Unit 776:****Entry:**

Repair the loose door seal. BMC 16.04.060 (a)

**Kitchen:**

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

**Utility Closet:**

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

**Unit 774:****2<sup>nd</sup> Bath:**

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

**Main Hall upstairs:**

Repair/replace the electrical outlet so that it functions as intended. BMC 16.04.060 (b)

**Unit 772:**

No violations noted.

**BUILDING 20****Unit 602:****Master Bathroom:**

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Properly secure shower faucet controls to stud. BMC 16.04.060(c)

**Unit 608:****Kitchen:**

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)  
**(Right of sink)**

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

**Bathroom:**

Rehang towel bar. BMC 16.04.060(a)

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

Replace damaged cabinet floor. BMC 16.04.060(a)

**Unit 610:****Living Room:**

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

**Unit 606:****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:**

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 614:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Bedroom:**

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

**Bathroom:**

Replace or repair light switch to function as intended. BMC 16.04.060(c)

**Unit 612:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Unit 618:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Unit 616:****Living Room:**

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

**Unit 622:****Kitchen:**

Replace or repair microwave to function as intended. BMC 16.04.060(c)

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

**Bathroom:**

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

**Unit 620:****Kitchen:**

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

**Bathroom:**

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

**Master Bathroom:**

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

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

**Unit 600:****Bathroom:**

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

Replace or repair toilet fill valve. BMC 16.04.060(c)

**BUILDING 21****Unit 601:****Kitchen**

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

**Bathroom:**

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

**Hallway:**

Repair the furnace closet doors to open/close easily. BMC 16.04.060(a)

**Unit 601 continued:****Bedroom:**

Re-install the downed shelf and clothes bar. BMC 16.04.060(a)

Every window shall be capable of being easily opened and held in position by its own hardware.

BMC 16.04.060(b)

**Unit 603:****Living Room:**

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

**Kitchen:**

Properly re-caulk around the countertop to eliminate water infiltration. 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)

**Hallway:**

Repair/replace the furnace closet door handle. BMC 16.04.060(a)

**Bedroom:**

Repair window to latch securely. BMC 16.04.060(b)

**Unit 605:****Living Room:**

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

**Kitchen:**

Repair/replace the flooring. BMC 16.04.050(a) (bubbled/warped)

Complete the installation of the dishwasher. BMC 16.04.060(c)

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

**Hallway:**

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

**Bedroom:**

Re-install the missing light switch and outlet cover plates. BMC 16.04.060(b)

**Unit 607:**

No violations noted



**Unit 613:****Deck:**

Secure the deck railing. BMC 16.04.050(a) (south end)

**Unit 615:****Living Room:**

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

**Bathroom:**

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

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

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (above the switches)

**Unit 611:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

**Unit 609:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Repair/replace the deteriorated board. BMC 16.04.050(a) (under storage door threshold)

**Kitchen:**

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

**Unit 617:**

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 619:****Deck:**

Replace the missing trim. BMC 16.04.050(a) (around shed door)

**Unit 619 continued:****Living Room:**

Repair the sliding door to close and latch as intended. BMC 16.04.0660(c)

Properly repair and surface coat the damaged wall. BMC 16.04.060(a) (adjacent to the door handle)

**Bedroom:**

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

**Unit 621:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

**Living Room:**

Secure the sliding door handle. BMC 16.04.060(c)

**Hallway:**

Repair the furnace closet doors to open easily. BMC 16.04.060(a)

**Unit 623:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

**Living Room:**

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

**Hallway:**

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

**Unit 629:****Living Room:**

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

**Kitchen:**

Secure the cove base. BMC 16.04.060(a) (under the sink cabinet)

**Unit 629 continued:****Bathroom:**

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

**Unit 631:**

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 (No Key)

**Unit 627:****Living Room:**

Repair/replace the sliding door handle. BMC 16.04.060(c)

**Unit 625:**

No violations noted

**BUILDING 2:****Unit 635:****West Bedroom:**

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

**West Bathroom:**

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

**East Bathroom:**

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

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

**East Bedroom:**

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

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

**Unit 633:****Entry porch/stairs:**

Repair the deteriorating concrete at the entry porch. BMC 16.04.050 (a)

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

**Living Room:**

Secure the loose smoke detector. BMC 16.04.060 (b)

**East Bathroom:**

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 at door)

Repair the faucet to eliminate the constant dripping. 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)

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

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

**Furnace Closet:**

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

Install the water heater safety panels. BMC 16.04.060 (a)

**West Bedroom:**

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

**East Bedroom:**

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

**Unit 637:****Kitchen:**

Repair the broken microwave handle. BMC 16.04.060 (a)

**Living Room:**

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

Repair/replace the deteriorating floor at the sliding glass door. BMC 16.04.060 (a)

Repair the deteriorating drywall around the sliding glass door. BMC 16.04.060 (a)

**Dryer Closet:**

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

**Unit 639:****Bathroom:**

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

**Unit 641:****Kitchen:**

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

**Bedroom:**

Repair the window to lock. BMC 16.04.060 (b)

Repair the deteriorating carpet in front of closet. BMC 16.04.060 (a)

**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 643:**

No violations noted.

**Unit 649:****Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

**Unit 649 continued:****Kitchen:**

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

**Bedroom:**

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

**Unit 651:****Kitchen:**

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

**Bathroom:**

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

**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

**Unit 645:****Balcony:**

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

**Bathroom:**

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

**Unit 647:****Balcony:**

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

**Bedroom:**

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

**Bathroom:**

Repair the toilet to function as intended. (Tenant states it does not flush right) BMC 16.04.060 (a)

**Unit 647 continued:****Main Hallway:****North Stairs:**

Secure the loose stair treads. (5<sup>th</sup> from the top) BMC 16.04.060 (b)

**Unit 653:****Left Bathroom:**

Repair the toilet to function as intended. (Handle broken) BMC 16.04.060 (a)

**Living Room:**

Repair the water damaged ceiling. BMC 16.04.060 (a)

**Right Bedroom:**

Repair the window to lock. BMC 16.04.060 (b)

**BUILDING 3****Unit 701:**

No violations noted

**Unit 705:****Living Room:**

Secure the sliding door handle. BMC 13.04.060(c)

**Kitchen:**

Properly re-caulk around the countertop to eliminate water infiltration. 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)

**Laundry:**

Verify the dryer exhaust line is in good condition and attached correctly. BMC 16.04.060(c)

**Unit 707:****Living Room:**

Secure the sliding door handle. BMC 13.04.060(c)

**Kitchen:**

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

**Unit 707 continued:****Bathroom:**

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

**Hallway:**

Repair/replace the furnace closet door handle. BMC 16.04.060(a)

Properly repair and surface coat the wall and the baseboard trim. BMC 16.04.060(a) (between the kitchen and the furnace closet door)

**Unit 711:****Kitchen:**

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

Secure the top of the faucet handle and verify the faucet functions as intended. BMC 16.04.060(c)

**Bedroom:**

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

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

**Hallway:**

Secure loose light switch. BMC 16.04.060(b) (left of the bedroom door)

**Unit 709:****Bathroom:**

Properly repair or replace the cracked vanity top. BMC 16.04.060(a)

**Common Hallway:**

Remove the bicycle that is partially blocking the stairway. BMC 16.04.060(b) (adjacent to Unit 717)

**Unit 717:****Laundry:**

Replace the damaged dryer exhaust line. BMC 16.04.060(c)

**Unit 719:****Dining Room:**

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



**Bathroom:**

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

**Unit 713:****Hallway:**

Properly repair and surface coat the damaged wall. BMC 16.04.060(a) (at the return air vent)

**Unit 715:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

**Bathroom:**

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

**Unit 703:****Bathroom:**

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

**Master Bedroom/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 723:****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

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f) (interior side of main entry door).

**Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**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 721:****Kitchen:**

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

**BUILDING 4****Unit 757:****Furnace Closet:**

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

**Master Bathroom:**

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

**Unit 759:****Hall Bathroom:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) **(Toilet)**

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

**Master Bedroom:**

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

**Master Bathroom:**

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

**Unit 761:****Living Room:**

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

**Unit 761 continued:****Hall Bathroom:**

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

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

**Unit 763:****Entry:**

Repair door to latch securely. BMC 16.04.060(b)

**Living Room:**

Repair Sliding door to latch securely. 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

**Bedroom:**

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

**Hall Bathroom:**

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

**Master Bedroom:**

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording “no equipment ground.” All receptacles supplied by the GFCI receptacle must be labeled “no equipment ground” and “GFCI protected.” BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements **(All receptacles in room)**

**Unit 763 continued:****Bathroom:**

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

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

**Unit 771:****Kitchen:**

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

**Living Room:**

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

**Deck:**

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

**Master Bathroom:**

Properly secure faucet controls to studs. BMC 16.04.060(c)

**Unit 769:****Deck:**

Hammer down all protruding nail heads. BMC 16.04.050(a)

**Hallway:**

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

**Unit 769 continued:****Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Master Bathroom:**

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

**Unit 767:**

No violations noted.

**Unit 765:****Kitchen:**

Repair or replace garbage disposal to function as intended. BMC 16.04.060(c) (**Internal short causing smoke**)

**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Bedroom:**

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

**Master Bedroom:**

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

**Unit 775:****Kitchen:**

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

**Unit 765 continued:****Furnace Closet:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**Water heater**)

**Unit 773:****Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

**Living Room:**

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

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

**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)**

**Bedroom:**

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording “no equipment ground.” All receptacles supplied by the GFCI receptacle must be labeled “no equipment ground” and “GFCI protected.” BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements (**West wall**)

**Unit 773 continued:****Master Bedroom:**

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

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

**Unit 777:****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

**Bath/laundry:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) **(At shower controls)**

**Unit 779:****Entry:**

Secure loose electrical receptacle. 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

**Unit 785:****Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

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

**Unit 785 continued:****Kitchen:**

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

**Bath/laundry:**

Repair or replace non-functioning diverting valve. BMC 16.04.060(c) (**Shower**)

**Unit 787:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Hallway:**

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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 783:****Living Room:**

Repair sliding door to latch securely. 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

**Bedroom:**

Properly ground all of the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements



**Unit 781:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Hallway:**

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

**Bath/laundry:**

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

**BUILDING 5:****Unit 725:****Bedroom:**

Repair the window to lock. BMC 16.04.060 (b)

**Unit 727:****Kitchen:**

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

**Unit 729:****Utility Closet:**

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

**Unit 731:**

Repair the heating and cooling system to function as intended. (Per tenant) BMC 16.04.060 (c)

**Kitchen:**

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

**Bathroom:**

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

Repair the shower faucet to function as intended. (Water temperature fluctuates per tenant) BMC 16.04.060 (a)

**Unit 739:****Dining Room:**

Replace the missing ceiling vent. BMC 16.04.060 (a)

**Balcony:**

Repair the loose deck boards. BMC 16.04.050 (b)

**Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Unit 737:**

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 (Tenant)

**Unit 735:****Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

**Unit 733:****Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

**Kitchen:**

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

**Unit 741:**

No violations noted.

**Unit 743:****Kitchen:**

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

**Living Room:**

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

Repair the deteriorating wall around the sliding glass door. BMC 16.04.060 (a)

**Utility Closet:**

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

**Unit 747:****Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Bathroom:**

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

**Unit 745:****Bedroom:**

Repair/replace the electrical outlet behind the door so that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

**Main Hallway:**

Secure the loose electrical outlet adjacent to unit 747. BMC 16.04.060 (b)

**Unit 755:****Balcony:**

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

**Unit 755 continued:****Bedroom:**

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

**Bathroom:**

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

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

**Unit 753:****Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

**Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Hallway:**

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

**Bathroom:**

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

**Bedroom:**

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

**Unit 751:****Balcony:**

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

Secure the loose soffit. BMC 16.04.050 (a)

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

**Bedroom:**

Secure the loose electrical outlet adjacent to the door. BMC 16.04.060 (b)

**Bathroom:**

Repair the light above the shower to function as intended. (Flickers) BMC 16.04.060 (a)

**Unit 749:****Balcony:**

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

**Hallway:**

Secure the loose smoke detector. BMC 16.04.060 (b)

**Bathroom:**

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

**Main Hallway Stairs West end:**

Secure the 8<sup>th</sup> Stair tread. BMC 16.04.060 (b)

**BUILDING 6****Unit 803:**

No violations noted

**Unit 801:****Living Room:**

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

**Unit 801 continued:****Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Unit 805:****Bathroom:**

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

**Unit 807:****Kitchen:**

Replace the strap on the fire extinguisher bracket. BMC 16.04.060(a)

**Unit 811:****Bathroom:**

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

**Unit 809:**

No violations noted

**Unit 817:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

**Laundry:**

Dryer shall exhaust to the exterior. BMC 16.04.060(c)

**Unit 819:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

**Unit 815:****Furnace Closet:**

Secure the access panel cover at the base of the water heater. BMC 16.04.060(c)

**Unit 819:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

**Living Room:**

Repair/replace the sliding door that is foggy between panes of glass. BMC 116.04.060(a)

**Unit 821:****Living Room:**

Repair/replace the fireplace door handles so they function as intended. BMC 16.04.060(c)

**Kitchen:**

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

**Unit 823:****Bathroom:**

Properly repair and surface coat the wall. BMC 116.04.060(a) (above the shower surround)

**Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**BUILDING 7****Unit 827:****Master Bedroom:**

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

**Unit 825:****Bathroom:**

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

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

**Unit 825 continued:****Hallway:**

Secure the return air vent cover to the wall. BMC 16.04.060(a)

**Kitchen:**

Repair the carpet/transition strip at the entry to the kitchen. BMC 16.04.060(a)

**Master Bedroom:**

Repair the broken window. BMC 16.04.060(a)

**Unit 831:****Kitchen:**

Secure the faucet handle. BMC 16.04.060(c)

**Laundry:**

Repair the closet doors to open/close easily. BMC 16.04.06(c)

**Bathroom:**

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

**Unit 829:****Laundry:**

Repair/replace the dryer exhaust. BMC 16.04.060(c)

**Unit 835:**

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 (Tenant sick)

**Unit 833:****Kitchen:**

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

**Hallway:**

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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 833 continued:****Bathroom:**

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

**Bedroom:**

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (left latch would not disengage to allow the window to open)

**Unit 841:**

Properly repair the sliding door to be weathertight. BMC 16.04.060(a)

**Unit 843:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall and storage door trim/frame)

**Dining Room:**

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

**Living Room:**

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

**Kitchen:**

The owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for the extermination of pests. BMC 16.04.090(d) (tenant left notes regarding rodent infiltration)

**Bathroom:**

Repair the cove base. BMC 16.04.060(a) (at tub)

**Unit 837:**

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

**Bathroom:**

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

**Bedroom:**

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

**Unit 837 continued:****Kitchen:**

Replace the garbage disposal switch. BMC 16.04.060(b)

Repair/replace the damaged/broken portion of the exterior of the microwave. BMC 16.04.060(a)

**Unit 839:**

No violations noted

**Unit 845:****Master Bathroom:**

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

**Kitchen:**

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

**Unit 847:****Bedroom:**

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

Secure loose electrical receptacle. BMC 16.04.060(b) (between the door and the closet door)

**BUILDING 8****Unit 901:****Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Bathroom:**

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

**Unit 903:****Kitchen:**

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

**Bathroom:**

Properly repair or replace cracked tub basin. BMC 16.04.060(c)

**Master Bathroom:**

Secure toilet to its mountings. BMC 16.04.060(c)

**Bedroom:**

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

**Unit 905:****Kitchen:**

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

**Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Unit 907:****Living Room:**

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

**Unit 909:****Living Room:**

Secure loose electrical receptacle. BMC 16.04.060(b) **(Right of sliding door)**

**Kitchen:**

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

**Unit 911:****Bathroom:**

Secure loose electrical receptacle. BMC 16.04.060(b)

**Unit 913:****Living Room:**

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

**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**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)

**Bathroom:**

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

**Bedroom:**

Secure loose electrical receptacle. BMC 16.04.060(b) **(By closet)**

**Unit 915:****Bathroom:**

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

**Unit 917:****Living Room:**

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

**Unit 917 continued:****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:**

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)

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

**Master Bathroom:**

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

**Unit 919:****Living Room:**

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall)**

**Patio:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Bathroom:**

Properly secure shower faucet controls to stud. BMC 16.04.060(c)

**Master Bedroom:**

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

**Unit 921:****Living Room:**

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(Left of sliding door)**

**Hallway:**

Secure service panel door. BMC 16.04.060(b)

**Bathroom:**

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

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

**Master Bathroom:**

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

**Unit 923:****Living Room:**

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

**Kitchen:**

Repair damaged faucet controls. 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)**

**Master Bathroom:**

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

**BUILDING 9:****Unit 957:****Kitchen:**

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

**Left Bath:**

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 959:****Kitchen:**

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

**Right Bedroom:**

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

**Unit 967:****Living Room:**

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

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

**Bedroom:**

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

**Utility Closet:**

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

**Unit 965:**

No violations noted.

**Unit 963:**

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 961:**

No violations noted.

**Unit 971:****Kitchen:**

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

**Bedroom:**

Replace the broken window pane. BMC 16.04.060 (b)

**Bathroom:**

Secure the loose electrical outlet. BMC 16.04.060 (b)

**Balcony:**

Stabilize the sagging deck. BMC 16.04.050 (b)

**Unit 969:****Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

Remove the dryer vent exhaust on the water heater and replace with code approved/manufacture approve vent line. BMC 16.04.060 (b)

**Balcony:**

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

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

**Unit 975:**

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

**Unit 973:**

No violations noted.



**Unit 977:****Hallway:**

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

**Kitchen:**

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

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

**Left Bedroom:**

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

**Unit 979:****Left 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)

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

**BUILDING 10****Unit 925:****Kitchen:**

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

**Master Bathroom:**

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

**Master Bedroom:**

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

**Unit 927:****Kitchen:**

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

**Unit 929:****Kitchen:**

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

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

**Utility Closet:**

Eliminate the leak at the water heater. BMC 16.04.060(c)

**Master Bathroom:**

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

**Unit 931:****Living Room:**

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

**Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Unit 937:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

**Master Bedroom:**

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

**Unit 939:****Deck:**

Replace the broken intermediate board on the balcony guardrail. BMC 16.04.050(a)

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

**Unit 939 continued:****Kitchen:**

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

**Master Bathroom:**

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

**Unit 935:****Bathroom:**

Repair the sink faucet aerator to allow water to spray straight down. BMC 16.04.060(c)

**Unit 933:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

**Kitchen:**

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

Eliminate the source of the leak from the dishwasher. BMC 16.04.060(c) (tenant request)

**Dining Room:**

Repair the fan light to function as intended. BMC 16.04.060(b) (tenant complaint)

**Unit 943:****Entry:**

Repair/replace the transition strip. BMC 16.04.060(a) (remove the tape)

**Kitchen:**

Repair/replace the transition strips. BMC 16.04.060(a) (remove the tape)

**Hallway:**

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

Furnace closet doors to open/close easily. BMC 16.04.060(a)

**Unit 941:****Living Room:**

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

**Unit 941 continued:****Rear Bedroom:**

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

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (left of the door)

**Bathroom:**

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

**Hallway:**

Repair/replace the carpeting. BMC 16.04.060(a)

**Unit 945:****Kitchen:**

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

**Front Bedroom:**

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

**Unit 947:****Living Room:**

Seal around the sliding door to ensure it is weathertight. BMC 16.04.060(a)

**Hallway:**

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (above the light switch)

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

**Bathroom:**

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

**Unit 953:****Deck:**

Secure the trim board. BMC 16.04.050(a) (under the sliding door)

Replace the deteriorated boards. BMC 16.04.050(a) (east wall and storage door trim/frame)

**Bathroom:**

Re-attach the dryer exhaust line. BMC 16.04.060(c)

**Unit 953 continued:****Bedroom 2:**

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

**Unit 955:****Kitchen:**

Repair the sink faucet to shut off as intended. BMC 16.04.060(c) (to shut off with handle and not by pushing on the base)

**Bedroom 1:**

Properly repair and surface coat the crack where the wall meets the ceiling. BMC 16.04.060(a) (above the door)

**Bedroom 2:**

Properly repair and surface coat the crack where the wall meets the ceiling. BMC 16.04.060(a)

**Unit 951:****Deck:**

Replace the top board of the deck railing. BMC 16.04.050(a)

**Unit 949:****Bathroom:**

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

**BUILDING 11****Unit 1001:****Kitchen:**

Secure loose sink sprayer. BMC 16.04.060(a)

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

**Laundry Closet:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**At water supply**)

**Bedroom:**

Secure loose electrical receptacle. BMC 16.04.060(b) (**North wall**)

**Unit 1001 continued:****Master Bedroom:**

Secure loose electrical receptacle. BMC 16.04.060(b) **(South wall)**

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

**Unit 1003:****Living Room:**

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

**Kitchen:**

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

**Furnace Closet:**

Secure loose access panel on furnace. BMC 16.04.060(c)

**Bathroom:**

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

**Unit 1005:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Dining Room:**

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall)**

**Bathroom:**

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

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

**Unit 1007:****Living Room:**

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

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

**Dining Room:**

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

**Kitchen:**

Repair or replace damaged faucet controls. 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)**

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

Properly secure shower faucet controls to stud. BMC 16.04.060(c)

**Master Bedroom:**

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

**Unit 1009:**

No violations noted.

**Unit 1011:****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:**

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

**Unit 1013:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Bathroom:**

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

**Unit 1015:****Living Room:**

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

**Unit 1017:****Laundry:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) (At controls)

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 1019:****Patio:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Kitchen:**

Replace missing cabinet faces. BMC 16.04.060(a)

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

**Laundry:**

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



**Unit 1019 continued:****Bathroom:**

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

**Master Bedroom/Bathroom:**

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

**Unit 1021:****Living Room:**

Secure loose electrical receptacle. BMC 16.04.060(b) **(East wall)**

**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 1023:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

**Kitchen:**

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

**Bedroom:**

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

**BUILDING 12:****Unit 1025:****Right Bath:**

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

**Left Bedroom:**

Repair the window to lock. BMC 16.04.060 (b)

**Unit 1027:****Right Bedroom:**

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

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

**Unit 1033:**

No violations noted.

**Unit 1035:****Bedroom:**

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

**Unit 1029:**

No violations noted.

**Unit 1031:****Bathroom:**

Secure the loose electrical outlet. BMC 16.04.060 (b)

**Unit 1037:****Entry:**

Repair the loose door seal. BMC 16.04.060 (a)

**Unit 1039:**

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 (Dog)

**Main Hallway upstairs:**

Secure the loose electrical outlet. BMC 16.04.060 (b)

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

**Unit 1041:****Kitchen:**

Replace the missing drawer adjacent to the dishwasher. BMC 16.04.060 (a)

**Bathroom:**

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

**Unit 1043:**

No violations noted.

**Unit 1045:****Right Bedroom:**

Repair the window to lock. BMC 16.04.060 (b)

**Left Bedroom:**

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

**Unit 1047:****Left Bath:**

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)

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

**Right Bath:**

Secure the loose light above shower. BMC 16.04.060 (b)

**BUILDING 13****Unit 1071:****Porch:**

Replace the missing outlet cover. BMC 16.04.050(a)

**Unit 1069:****Kitchen:**

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

**Unit 1069 continued:****Master Bedroom:**

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

**Bedroom:**

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

**Bathroom:**

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

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

**Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Unit 1053:****Laundry Closet:**

Secure the 220 outlet to the wall. BMC 16.04.060(b)

**Unit 1055:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

**Living Room:**

Eliminate the crease in the carpeting. BMC 16.04.060(a) (trip hazard)

**Bathroom:**

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

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

**Unit 1057:****Bathroom:**

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

**Laundry Closet:**

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

**Unit 1059:****Living Room:**

Repair the sliding door to lock. BMC 16.04.060(c)

**Bedroom:**

Repair the broken window. BMC 16.04.060(a) (lower sash)

**Bathroom:**

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

**Unit 1065:****Living Room:**

Repair the sliding door to lock. BMC 16.04.060(c)

**Kitchen:**

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

**Unit 1067:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

**Unit 1061:****Living Room:**

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

**Unit 1063:****Living Room:**

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

**Bathroom:**

Repair the outlet to be wired correctly. BMC 16.04.060(b)

**Unit 1049:****Entry:**

Secure the flooring at the door. BMC 16.04.060(a)

**Unit 1051:****Master Bathroom:**

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

**Kitchen:**

Repair the sink faucet to shut off as intended. BMC 16.04.060(c) (to shut off with handle and not by pushing on the base)

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

**BUILDING 14****Unit 1042:**

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 (being turned)

**Unit 1040:****Living Room:**

Repair the carpeting at the transition strip. MC 16.04.060(a) (at entry)

**Dining Room:**

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

**Kitchen:**

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

**Unit 1046:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

**Kitchen:**

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

**Unit 1046 continued:****Bedroom:**

Repair/replace the outlet. BMC 16.04.060(b) (south wall – top outlet – ground hole blocked)

**Master Bedroom:**

Repair the latches on the storm window so it stays up as intended. BMC 16.04.060(b)

**Master Bathroom:**

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

**Unit 1044:****Living Room:**

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

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

**Kitchen:**

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

**Master Bedroom:**

Replace the damaged door. BMC 16.04.060(a)

**Hallway:**

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

Repair/replace the missing/damaged handles on the laundry closet doors. BMC 16.04.060(a)

**Unit 1034:**

No violations noted

**Unit 1032:**

No violations noted

**Unit 1038:****Bedroom:**

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (left latch won't open)

**Unit 1036:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

**Unit 1026:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

**Unit 1024:****Living Room:**

Properly repair and surface coat the damaged portion of the wall. BMC 16.04.060(a) (at sliding door)

**Bathroom:**

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

**Bedroom:**

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

**Master Bedroom:**

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

**Master 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

**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 1030:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

**Bathroom:**

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

**Hallway:**

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

**Furnace Closet:**

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

**Unit 1028:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

**Kitchen:**

Repair the broken laminate. BMC 16.04.060(a) (end of kitchen counter)

**Bathroom:**

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

**BUILDING 15****Unit 1018:****Laundry Closet:**

Properly repair and surface coat the damaged portion of the wall. BC 16.04.060(a) (at laundry exhaust line)

**Unit 1016:**

No violations noted

**Unit 1022:****Deck:**

Replace the damaged boards. BMC 16.04.050(a) (south wall)

**Hallway:**

Repair the carpeting at the bedroom doors. BMC 116.04.060(a)

**Unit 1020:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

**Kitchen:**

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

**Bedroom:**

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

**Unit 1010:**

No violations noted

**Unit 1008:****Entry:**

Repair the deadbolt lock to function as intended. BMC 16.04.060(c) (need to re-align)

**Kitchen:**

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

**Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

**Unit 1014:****Living Room:**

Sliding door to unlatch. BMC 16.04.060(c)

**Unit 1012:**

No violations noted

**Unit 1002:****Kitchen:**

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

**Laundry Closet:**

Verify the dryer exhaust line is in good condition and properly installed. BMC 16.04.060(c)  
(accumulation of lint behind the dryer)

**Unit 1002 continued:****Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Unit 1000:****Bedroom:**

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

**Common Hallway:**

Replace the missing trim at the attic access scuttle. BMC 16.04.060(a)

Secure the metal trim. BMC 16.04.060(a) (at entry to Unit 1006)

**Unit 1006:**

No violations noted

**Unit 1004:****Deck:**

Replace the damaged boards. BMC 16.04.050(a) (north wall)

**EXTERIOR:****Clubhouse/Office 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) (remove or trim the deteriorated portions of the tree – adjacent to flagpole).

**Building 20:**

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Secure the fence. BMC 16.04.050(a) (North side of structure – East entry-west side unit)

**Building 17:**

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Repair/replace the deteriorated corner of the structure. BMC 16.04.050(a) (W of entry 700-714)

Repair/replace the deteriorated siding. BMC 16.04.050(a) (above the 700-714 entry)

**Building 21:**

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Replace the missing siding on the north end of the structure. BMC 16.04.050(a)

**Building 3:**

Eliminate the trip hazard in the sidewalk leading to Unit 723 porch. BMC 16.04.040(c)

Re-install the support post for the balcony. BMC 16.04.050(a) (at patio west of center entry on north side of structure).

**Building 5:**

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (remove or trim the deteriorated portions of the tree – southwest corner of the structure).

**Building 6:**

Replace the deteriorated fence boards at Unit 805 patio. BMC 16.04.050(a)

**Building 7:**

Repair/replace the deteriorated portion of the sidewalk south side of the structure. BMC 16.04.040(c)

**Building 9:**

Eliminate the trip hazard in the sidewalk leading to Unit 723 porch. BMC 16.04.040(c)

**Building 10:**

Repair/replace the deteriorated portion of the sidewalk north side of structure at the parking area. BMC 16.04.040(c)

Repair/replace the deteriorated white siding. BMC 16.04.050(a) (Above the west entry on the south side of the structure)

**Building 11:**

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

**Building 15:**

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

**East Intersection of Summitview Pl and Alpine Trail:**

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) (South side of the intersection).

**Building 13:**

Repair/replace the deteriorated portion of the sidewalk northwest corner of structure at the parking area. BMC 16.04.040(c)

**Building 14:**

Repair the deteriorated steps leading to entry 1040-1046. BMC 16.04.040(c)

Secure the handrail closet to the structure at entry 1040-1046. BMC 16.04.050(a)

**General Condition:**

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)  
(This item has a deadline of 04/23/2025) (This includes, but is not limited to, the balcony floors, railings and siding)

**OTHER REQUIREMENTS****Fireplace Documentation:**

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

**Furnace Inspection Documentation:**

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

**Inventory Damage List:**

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

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

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