

**MARION COUNTY PUBLIC HEALTH DEPARTMENT - BUREAU OF ENVIRONMENTAL HEALTH
DETAILED FIELD WORKLOAD BY EHS**

Donna Kueber

For the period: 07/31/2017 - 08/04/2017 (Also includes any overdue inspections)

50 S GRAY ST, AKA 70 S GRAY ST

CMW International, LLC

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	470322	<p>Contacts Metals & Welding, Inc. Attn: Jeff Hokanson Owner (RP) 201 N Illinois ST, Ste 1900: PO Box 44916 Indianapolis, IN 46206-2266 jhokanson@fbtlaw.com Work1: (317) 237-3962</p> <hr/> <p>Mobile: (317) 697-4165</p>	810091	07/31/2017	----	Recheck

Complainant: Eric Kaufman	Phone:	Case Reason: Asbestos Commercial
Complaint:	This was a referral from Hazmat Eric Kaufman for possible asbestos in the building. The building is vacant at this time.	
Special Instructions:		

Inspection Summary Notes:

Case Notes: 07/08/2016 Mailed NOV and contractor list
11/15/2016 Mailed extension letter

Donna Kueber
Donna Kueber

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
7/6/2016 8:15:56AM	Initial	NOV	Eric Kaufman Hazmat
Inspection Notes: 7-6-16 Met with Eric Kaufman - hazmat tech, IFD, DCE (unsafe building and environmental services), representatives from owner Jeff Hokanson 697-4166 and management company Stratified Management Services (Rhet Lickliter 374-5358 and Darci Thomas 507-7801). We started to walk through the building but there was a substantial amount of potential ACM on the floor. I have taken a couple of samples and submitted to the lab for analysis. 7-7-16 I have a verbal confirmation from Dave Watkins in the lab that the samples are positive. I am issuing the NOV for the clean up of the debris. I don't have an address for Stratified Management Services but have emails and will email copies of the notice to them. I have sent an email to IOSHA Shell, Erick <eShell@dol.IN.gov> for the workers that were cutting concrete inside the building. Cutting the concrete for monitoring wells. I have also sent and email to IDEM John Clevenger (JCLEVENG@idem.IN.gov) regarding the asbestos in the building.			
8/16/2016 4:00:50PM	Recheck	Verbal	Chris Zumbaugh Star Environmental 294-2235
Inspection Notes: Star Environmental (Chris Zumbaugh) 294-2235 has started the clean up and encapsulation of the asbestos. Chris stated that they will probably be into next week to complete the work. Setting out a week to follow up.			
8/25/2016 10:25:31AM	Recheck	Verbal	

50 S GRAY ST, AKA 70 S GRAY ST**CMW International, LLC**

<u>Inspection Notes:</u>		No one currently working at the site. Asbestos signs posted. LM for Chris Zumbaugh- Star Environmental 294-2235. Not sure if the job has been completed.
9/13/2016 11:25:59AM	Recheck	None
<u>Inspection Notes:</u>		The asbestos signs still on building. I have attached the IDEM notification from Star Environmental. I have also sent an email to Eric Kaufman - Hazmat specialist about doing a walk through at the building with all other agencies. Setting out for several weeks to see if the walk through will occur.
11/14/2016 9:55:55AM	Recheck	Extension of Time Letter
<u>Inspection Notes:</u>		Met with several agencies at the property (IFD, BNS-Business and Neighborhood Services, housing inspector, Hazmat and management company). Darci Thomas (Stratified Management Services) sent me the full asbestos report and aggressive air sample results for asbestos. There is still some damaged material and few areas with material on the ground. She is going to have Star Environmental go back out to clean up a couple more areas. They have not done a complete encapsulation because the future of the building is undecided. Not sure if it will be renovated or demolished. Sending an extension letter to get the remaining material on the floor cleaned and a couple more areas encapsulated.
12/12/2016 11:10:57AM	Recheck	Unknown
<u>Inspection Notes:</u>		The building is still secured. I have emailed Darci Thomas dthomas@stratifiedmgmt.com; and Rhet Lickliter <rlickliter@stratifiedmgmt.com> to see if Star Environmental did any further clean-up/encapsulation since the last walk through. Setting out for four weeks to follow up. Also not sure of the plans for the building. If they decide to rehab there will be a total abatement completed.
1/9/2017 10:35:23AM	Recheck	Unknown
<u>Inspection Notes:</u>		The property is still vacant/secured. I have sent an email to Darci Thomas dthomas@stratifiedmgmt.com and Rhet Lickliter <rlickliter@stratifiedmgmt.com> with NR back. There was one area in the building that the asbestos was not encapsulated and the material was lying on the floor. Setting out a few weeks to follow up.
2/16/2017 10:30:08AM	Recheck	Unknown
<u>Inspection Notes:</u>		Rhet Lickliter owner rep The building is still secured. I had an email from Rhet Lickliter that Star Environmental has told him that the remaining debris has been cleaned up and the ends encapsulated but has been out of town. He hopes to get over there next week to verify and he will let me know. Setting out a couple of weeks to follow up.
3/2/2017 12:35:17PM	Recheck	Verbal
<u>Inspection Notes:</u>		Rhet Lickliter management company Met with Rhen Lickliter. They have encapsulated the area that was damaged and cleaned up the material on the ground. Star Environmental completed this work. The building is vacant but they think someone will be interested in buying since Purdue is renovating the front building. Setting out a couple of months to follow up.
5/23/2017 10:00:02AM	Recheck	Verbal
<u>Inspection Notes:</u>		Rhet Lickliter manager 317-374-5358 Met with manager Rhet Lickliter <rlickliter@stratifiedmgmt.com> 317-374-5358. The material that was noted on the last inspection has been cleaned up and encapsulation completed. New damaged material. He is not sure what the plan is for the building at this time. Setting out a month for Star Env to get the new damaged corrected.
7/18/2017 4:00:11PM	Recheck	Verbal
<u>Inspection Notes:</u>		The property is still secured/vacant. Spoke with Rhet Lickliter 317-374-5358. He stated that Star is supposed to come to take care of the asbestos debris but this is not a priority for them. He thinks it will be done by the end of the month. Setting out a couple of weeks to follow up.

Correspondence

50 S GRAY ST, AKA 70 S GRAY ST

CMW International, LLC

Correspondence
NOV
Extension Letter

Created Date and Time
7/8/2016 9:19:22AM
11/15/2016 10:58:10AM

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
Accum ACM int Dam ACM	Throughout Throughout			

<u>Instrument Readings</u>				
<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>
			<u>Results / Correlation Value</u>	<u>Units</u>
				<u>Comments</u>

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	481731	Williamsburg East Apartments Manager (RP) 6035 Williamsburg Ct Indianapolis, IN 46226 williamsburgeast@gmail.com Work1: (317) 547-7229	810950	07/31/2017	Recheck

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
5/11/2017 11:40:42AM	Initial	NOV	Alorian Wolfe tenant 330-402-2848
Inspection Notes:			
Met with tenant Alorian Wolfe 330-402-2848. She has only been here a couple of months and has had mold in the closets the whole time. The complex came over and cleaned on two occasions. There are some concerns with the flue pipes on the water heater and the furnace. Furnace flue has a lot of rust coming out of the flue and the water heater does not have a hood. Some visible mold on walls in closets downstairs and in the furnace closet area. Stopped by the office and spoke with the manager Dajashaia Downs 317-547-7229 (williamsburgeast@gmail.com). She stated that the tenant had not called back that the mold had come back. I let her know that just cleaning is not an appropriate response. Not sure what the moisture source is but sometimes water in the basements. The basement door locked and manager not willing to let me in to check it. Issuing NOV. Also referring to lead for exterior paint peeling.			
6/1/2017 10:50:10AM	Recheck	Verbal	Dajashaia Downs manager
Inspection Notes:			
Met with manager Dajashaia Downs 317-547-7229. She stated that they have fixed the flue on the water heater. The tenant is			

6052 WILLIAMSBURG CT**Williamsburg East Apartments**

under eviction and the court date is June 8. I am setting this case out until June 13 to make sure the unit goes vacant.

6/13/2017 1:35:51PM <u>Inspection Notes:</u>	Recheck Met with manager Dajashaia Downs. They went to court and the tenant has to be out at 4pm today. When she is out they will get the work completed. Setting out for a couple of weeks to follow up on progress.	Verbal Dajashaia Downs manager
6/26/2017 12:00:28PM <u>Inspection Notes:</u>	Recheck Met with maintenance Freddy. The unit is currently vacant. I was supposed to have an appt on Friday and no one in the office. When it was raining Friday, I saw several areas of concern with gutters. Not much work has been conducted in the unit at this time. Flue pipe "taped" onto the water heater. Nothing done with walls in furnace closet. They pulled off baseboard and no visible mold behind the baseboard. Sending an extension letter.	Extension of Time Letter Freddy maintenance
7/24/2017 10:25:45AM <u>Inspection Notes:</u>	Recheck The office was closed. LC.	Unknown

Correspondence

<u>Correspondence</u>	<u>Created Date and Time</u>
NOV	5/12/2017 9:54:43AM
Extension Letter	6/27/2017 10:45:08AM

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
moldy wall-porous service HVAC	Furnace closet			
WIN-DAM SCREENS	Throughout			
HGT-FRN FLU IMP				
WHT-IMP VENT				
DOR-EXT THRESH				
EXT-BRICK WALL	All sides			
EXT-PRCH RF SUP	Front			
EXT-PNT TRIM	All sides			
EXT-GUTTERS DET	All sides			
moldy wall-porous	Closet downstairs hallway			06/26/2017
moldy wall-porous	Closet under the stairway	I must inspect the area after the drywall has been removed.		06/26/2017
moldy wall-porous	Hallway			06/26/2017
moldy baseboards	Closet downstairs hallway			06/26/2017
moldy baseboards	Closet under the steps			06/26/2017
moldy baseboards	Hallway			06/26/2017
WIN-NOT ESY OPEN	Kitchen			06/26/2017
BTH-TLT NOT SEC	Half bathroom			06/26/2017
WHT-IMP PRS REL				06/26/2017

Instrument Readings

6052 WILLIAMSBURG CT

Williamsburg East Apartments

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
5/11/2017	Moisture Meter	Closet wall	Moisture		50-60	relative reading	
5/11/2017	Moisture Meter	Hallway wall	Moisture		70-80	relative reading	

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
---------	-------------------	--	---------	-----------------	---------	-----------------------

Indoor Air Quality	485963		812947	08/01/2017		Initial
--------------------	--------	--	--------	------------	--	---------

Complainant: Elizabeth Sneed	Phone: (317) 445-5403	Case Reason: Mold Residential
Complaint: mold in bathroom, closet, and kitchen. Said unit had flooded several times. No current leaks or moisture		
Special Instructions: Occupant says she's moved out but still has legal passion until the end of August??		

Inspection Summary Notes:
Case Notes:

Activity Thus Far

Correspondence

Correspondence Created Date and Time

Violation Location Comments Due Date Date Corrected

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	---------------------------------	--	--------------	-----------------

1731 N COLORADO AVE

Program	Case # /	Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	476288		1729 Colorado Family Land Trus Real Estate Solutions Owner (RP) 1111 E 54th St, Suite 149 Indianapolis, IN 46220-3581	812819	08/01/2017		Recheck
Complainant: Terrence Neely				Phone: (317) 345-4352		Case Reason: Mold Residential	
Complaint:				mold in bedrooms and in closets on ceiling, walls, and floors. Bathroom sink not draining properly			
Special Instructions:							
Inspection Summary Notes:				1/5/2017	appt 12pm		
Case Notes:							
01/06/2017				Mailed NOV		Donna Kueber	
01/30/2017				Mailed extension letter		Donna Kueber	
03/07/2017				Mailed extension letter		Donna Kueber	
06/29/2017				Mailed extension letter		Donna Kueber	
06/01/2017				Mailed extension letter		Donna Kueber	
05/04/2017				Mailed extension letter		Donna Kueber	

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
1/5/2017 11:40:49AM	Initial	NOV	Terrence Neely Tenant 317345-4352
Inspection Notes: Met with tenant Terrence Neely 317-345-4352. He has lived here since Sept and has been evicted. They are moving tomorrow. There is mold on all the windows and alot of condensation. The glazing around the windows is missing and paint peeling on the exterior. Foundation looked OK but tenant has mice. He stated that the other side of the double is empty and apparently dirty. Basement was dry at the time of the inspection. Several issues with peeling paint around windows and suspect lead paint and referral made to lead. LM for Larry at Real Estate Solutions 317-431-3925. Issuing NOV.			
1/27/2017 8:45:16AM	Recheck	Extension of Time Letter	Larry Rutz Owner 317-431-3925
Inspection Notes: Met with owner Larry Rutz 317-431-3925. The house is vacant. He has gotten the walls cut out and no mold on the backside. He has gotten most of the other interior items corrected. Sending an extension letter.			
3/6/2017 11:30:20AM	Recheck	Extension of Time Letter	Larry Rutz owner 317-431-3925
Inspection Notes: Met with owner Larry Rutz. The interior has been completed. He wanted several more weeks to try to get the exterior compleed. Sending an extension letter.			
4/3/2017 11:05:26AM	Recheck	Verbal	
Inspection Notes: The house has been re-occupied. Still exterior violaitons. Spoke with the owner Larry Rutz 317-431-3925. He stated that he has not gotten a chance to get to the exterior but should have it completed by the end of the month if the weather is OK. Setting out for a month to follow up.			
5/3/2017 10:35:53AM	Recheck	Extension of Time Letter	
Inspection Notes: The house is re-occupied. Exterior work has not been completed. LM for owner Larry Rutz 317-431-3925. Sending an extension letter.			

1731 N COLORADO AVE

5/31/2017 10:45:37AM	Recheck	Extension of Time Letter	Larry Rutz owner 317-431-3925
<u>Inspection Notes:</u>	Met with owner Larry Rutz. He has started the exterior painting and fixed the north door. Sending an extension letter with four week recheck.		
6/28/2017 1:10:21PM	Recheck	Extension of Time Letter	
<u>Inspection Notes:</u>	NR at door. LC. Both sides of the double appear to be occupied. The painting has been completed around the windows but areas of wood that are deteriorated and need to be replaced. I tried to call Larry Rutz 317-431-3925 and his VM was full. Sending an extension letter.		
7/19/2017 8:25:27AM	Recheck	Verbal	Larry Rutz owner 317-431-3925
<u>Inspection Notes:</u>	The windows still are not completed. I spoke with Larry Rutz and he stated that he needs someone to help rebuild the windows. It was supposed to happen this week but the person was busy. Supposed to be done next week.		
7/27/2017 1:25:06PM	Recheck	Verbal	Larry Rutz owner 317-431-3925
<u>Inspection Notes:</u>	Met with owner Larry Rutz. The deteriorated wood has been replaced but has not painted yet. He is painting over the weekend. Follow up next week.		

Correspondence

<u>Correspondence</u>	<u>Created Date and Time</u>
NOV	1/6/2017 12:26:02PM
Extension Letter	1/30/2017 11:37:12AM
Extension Letter	3/7/2017 12:02:21PM
Extension Letter	5/4/2017 11:37:25AM
Extension Letter	6/1/2017 9:29:42AM
Extension Letter	6/29/2017 10:37:15AM

Violation	Location	Comments	Due Date	Date Corrected
EXT-PNT WIN FRA	All sides			
EXT-PNT WIN SAS	All sides			
moldy wall-porous	East bedroom			01/27/2017
moldy wall-porous	Living room	I must inspect the area after the wall has been removed.		01/27/2017
moldy wall-porous	West bedroom			01/27/2017
moldy wall-porous	West bedroom closet			01/27/2017
moldy baseboards	Living room			01/27/2017
moldy windows	Throughout			01/27/2017
inadequate bathroom ventilation	Bathroom			01/27/2017
moldy cabinets-kitchen	Kitchen under sink			01/27/2017
ASB-WRP HT DUCT REP	Basement	Suspect asbestos on ductwork in the basement but at this time the material is in good condition.		01/27/2017
ELE-SWIT MIS/DE	Hallway	Switch is loose.		01/27/2017

1731 N COLORADO AVE

HGT-FRN COV MSG	Basement		01/27/2017
HGT-REGIS DIRTY	Throughout	This includes the return air.	01/27/2017
WHT-IMP PRS REL	Basement		01/27/2017
WHT-IMP VENT	Basement	Flue is not properly secured.	01/27/2017
BTH-SNK DRN CLO	Bathroom		01/27/2017
MSC-H2O PIPE LK	Kitchen		01/27/2017
MSC-RATS/MICE			01/27/2017
DOR-EXT DET/MIS	North		05/31/2017
DOR-EXT THRESH	South		06/28/2017
EXT-PNT TRIM	All sides	Trim around doors.	06/28/2017
EXT-PNT PRCH CL	Front		06/28/2017

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
1/5/2017	Moisture Meter	Living room wall	Moisture		60-70	relative reading	
1/5/2017	Moisture Meter	West bedroom wall	Moisture		50-60	relative reading	

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
---------	-------------------	--	---------	-----------------	---------	-----------------------

Indoor Air Quality	485988		813209	08/01/2017		Initial
--------------------	--------	--	--------	------------	--	---------

Complainant: Patina Persons	Phone: (317) 549-5814	Case Reason: Mold Residential
Complaint: Possible mold in the house. They have tried working with the owner since they have been there for six years. Tenant has some breathing issues. Care giver is Brittany.		
Special Instructions:		

Inspection Summary Notes:
Case Notes:

Activity Thus Far

Correspondence

Correspondence Created Date and Time

Violation	Location	Comments	Due Date	Date Corrected
-----------	----------	----------	----------	----------------

Instrument Readings				
---------------------	--	--	--	--

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	---------------------------------	--	--------------	-----------------

4060 S KEYSTONE AVE, STORE 1988**DOLLAR GENERAL**

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	483589	Keystone South Realty Co James S Stygall Other (RP) 6575 N College Ave Indianapolis, IN 46220 Dollar General #01988 Dolgencorp, LLC Tax Department Owner (RP) 100 S MISSION RIDGE DR GOODLETTSVILLE, TN 46241 Work1: 615-855-4785 Keystone South Realty Co Owner (RP) PO Box 20588 Indianapolis, IN 46220-0588 Corporation Service Company Dolgencorp, LLC Registered Agent (RP) 135 N. Pennsylvania St. STE 1610 Indianapolis, IN 46204	812900	08/01/2017		Recheck
<div><div>Complainant: Samantha Raccanello Complaint: Food safety requesting assistance for mold found in back storage room Special Instructions: They have a case and have issued NOV but may need assistance with more specific repairs needed. A voice mail was left for Food Safety inspector suggesting joint inspection.</div><div>Inspection Summary Notes: Case Notes: 06/09/2017 Mailed NOV and also emailed copy to food inspector 06/30/2017 Mailed extension letter</div><div>Case Reason: Mold Commercial</div></div>						
Inspection Summary Notes: 06/09/2017 Mailed NOV and also emailed copy to food inspector 06/30/2017 Mailed extension letter Donna Kueber Donna Kueber						

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
6/9/2017 5:35:42AM	Initial	NOV	Chris Riggle Store manager 317-910-0431
Inspection Notes: Met with store manager Chris Riggle 317-910-0431. He is concerned about the water coming into the back storage room and then causing mold. Foods was at the property and issued a notice for the back wall. I have sent an email to Samantha Raccanello (sraccanello@MarionHealth.org). I have not received any response yet.			
6/29/2017 10:25:03AM	Recheck	Extension of Time Letter	Terri Norton Stygall Companies 317-417-9681
Inspection Notes: Chris Riggle 317-910-0431 - manager was not at the store. He left a messages that they have just painted over. I have spoken			

with owner rep Terri Norton- Stygall Companies. She is getting quotes on the gutter work and some of the block work. They are also trying to sell the strip mall and have a few interested buyers. Sending an extension letter for four weeks to follow up.

7/27/2017 11:15:50AM	Recheck	Verbal	Chris Riggle store manager 317-910-0431
<u>Inspection Notes:</u>			
Met with store manager Chris Riggle 317-910-0431. Some ceiling tiles have been replaced. I have not received any information regarding the testing for asbestos. I am currently unsure if owner Stygall Companies (Terri Norton 317-417-9681) or Dollar General Stores (Karen Nixon 615-855-5241 or Korby-Complete Facility Solutions 316-351-7134/316-260-0257(m)) have change out the ceiling tiles. There is a new gutter system in the back of the building over the back entrance. Chris - store manager stated that water was still coming in the back door. The back block wall has been painted gray. Nothing has been done with the HVAC system. I have LM's for corporate people and owner with NR back yet.			

Correspondence

<u>Correspondence</u>	<u>Created Date and Time</u>
NOV	6/9/2017 2:42:24PM
Extension Letter	6/30/2017 10:15:54AM

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
------------------	-----------------	-----------------	-----------------	-----------------------

EXT-GUTTERS DET	West side			
moldy wall-cement	Back storage room			
moldy ceiling tiles	Several areas in the store			
service HVAC				
Block wall damaged	West side			

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	-----------------------------	------------------------------------	--------------	-----------------

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
---------	-------------------	--	---------	-----------------	---------	-----------------------

Indoor Air Quality	485928		812661	08/01/2017		Initial
--------------------	--------	--	--------	------------	--	---------

Complainant: Shawna Hill	Phone: (317) 726-9645	Case Reason: Mold Residential
Complaint: occupant had standing water and mold concerns in her basement; housing also had complaint and has been out. water removed before inspection. However, while speaking with occupant, she has other concerns and not sure if all sources of water were addressed: gutters, downspouts, and occupant seeing other moisture beading, sound like a hole in bathroom floor. Also not sure if water got into the furnace.		

Special Instructions: Notifying housing inspector so she can go out with us to see what other issues should have been addressed.

Inspection Summary Notes: 08/01/2017 Appt 10am

Case Notes:

Activity Thus Far

Correspondence

Correspondence Created Date and Time

Violation **Location** **Comments** **Due Date** **Date Corrected**

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	---------------------------------	--	--------------	-----------------

The Block Apartments

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	484751	<p>The Block Apartments Manager (RP) 50 N Illinois St Indianapolis, IN 46204 emiller@landmarkmgt.com Work1: (317) 238-0100</p> <p>Fax: (317) 238-0101</p> <p>Landmark-Indiana LP 50 N Illinois Associates, LLC Other (RP) 1300 W 9th St. Cleveland, OH 44113</p> <p>Landmark-Indiana LP 420 Gemini Tower-H Owner (RP) 2001 Cocker Rd Westlake, OH 44145</p> <p>CT Corporation System Landmark-Indiana LP Other (RP) 150 W. Market St. Suite 800 Indianapolis, IN 46204 Work1: (317) 352-3500</p>	806428	08/01/2017		Recheck
		<p>Complainant: Kathy Dvorak Phone: (574) 850-9134 Case Reason: Indoor Air Residential</p> <p>Complaint: Tenant has an odor and apt complex has not been able to locate and remedy the issue.</p> <p>Special Instructions:</p>				
		<p>Inspection Summary Notes: 08/01/2017 7-20-17 Sent an email to tenant with NR back yet. Setting out a week to follow up. 7-27-17 NR back from tenant.</p>				
		<p>Case Notes: 06/26/2017 Mailed NOV and also emailed copy to manager Donna Kueber</p>				

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
6/22/2017 1:05:57PM	Initial	NOV	Kathy Dvorak tenant 574-850-9134
<p>Inspection Notes: Met with tenant Kathy Dvorak 574-850-9134. She has lived here for about 4 yrs. She stated that the odor has always been present. The complex has tried numerous "fixes" but has not eliminated the odor. This week Holt Construction was in and placed "fragrant disc" in the entry way and the bedroom closet. I could not smell any odor except for the fragrance. The coil has some dirt on it. She does not have a washer/dryer and the dryer line may be a source of some of the odor although tenant</p>			

does not smell the "fabric softener" smell. The drain line for the washing machine is capped. There is a water stain on the ceiling in the hallway outside of the laundry area. A few areas of paint peeling on the ceiling but not bad. The living room has a couple of "dark" spots. I pulled back the carpet and the tack strip and pad look new. Spoke with the manager Emily Miller and she stated that they have had the fire suppression system check for leaks. They have been trying to determine the source of the odor. They had also used an ozone machine in the past. I shared with her some of my observations and let her know that I would be sending a notice. She was going to have Holt Construction check the moisture levels on some of the ceiling areas. Issuing NOV.

Correspondence			
<u>Correspondence</u>	<u>Created Date and Time</u>		
NOV	6/26/2017 9:53:41AM		
<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u> <u>Date Corrected</u>
inadequate bathroom ventilation service HVAC moldy plaster ceiling	Bathroom Hallway outside of laundry area	Vent fan is dirty. Water stains on the ceiling. May want to check for elevated moisture. Tenant does not have a dryer. May want to cap dryer line.	
HGT-DRYER VENT	Laundry area		
Instrument Readings			
<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>Parameter / Compound</u>
6/22/2017	Moisture Meter	Laundry room wal	Moisture
6/22/2017	Moisture Meter	Living room	Moisture
			<u>Results / Correlation Value</u>
			0-10
			0-10
			<u>Units</u>
			relative reading
			relative reading

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	481340	Christine J Blair Owner (RP) 4479 S 700 W Ne Palestine, IN 46163-9776 Ashley Blair Manager (RP) 4301 E State Rd 144 Moorestville, IN 46158 Mobile: (317) 650-2904	810343	08/01/2017		Recheck
Complainant: Taylor Agnew		Phone:		Case Reason: Indoor Air Residential Referral from housing inspector regarding issue with crawl space and odor. Tenant Lee Back 317-440-7683		
Complaint:						
Special Instructions:						
Inspection Summary Notes:						
08/01/2017 7-28-17 LM about an appt on 8-1 at 330pm						
5/31/2017 appt set for 12pm						
6/13/2017 appt 4pm						
Case Notes:						
04/27/2017 Mailed NOV						
05/11/2017 Mailed extension letter						
Donna Kueber						
Donna Kueber						
Activity Thus Far						
Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed			
4/26/2017 2:45:37PM	Initial	NOV	Lee Back tenant 317-440-7683			
Inspection Notes:						
This was a referral from housing TJ. He had not been to the house to do an inspection prior to our joint inspection. There are several plumbing issues in the bathroom and kitchen. The kitchen sink is draining into the crawl space. I did not go into the crawl. I observed the defects from the access to the crawl space. Tenant was concerned about the odor in the house and there is an odor when you open up the cabinet under the kitchen sink. She also had concerns about the house being a meth house but we do not have an occurrence report from the State Police. I also used the PID and did not get any elevated readings. Tenant provided me with numbers for the owners husband who had been taking care of the house but now his brother Ashley is managing the business. LM for both Ray Blair 317-281-2690 and Ashley Blair 317-650-2904. Issuing NOV.						
5/10/2017 11:05:21AM	Recheck	Extension of Time Letter	Lee Back tenant 317-440-7683			
Inspection Notes:						
Met with tenant Lee Back. Nothing has been completed yet but she stated that the owner is supposed to be there today. I had spoken with Ashley Blair 317-650-2904 and he stated he needed more time. I let him know that the plumbing needs to be completed by the next re-inspection. Sending an extension letter.						
5/31/2017 11:20:31AM	Recheck	Verbal	Ashley owner rep			
Inspection Notes:						
Met with owner rep Ashley. Housing inspector TJ Edwards was also present for the crawl space inspection. There is still a leaking sewer line in the crawl space. I am setting out for one week and if the work is not completed, I will file for court. The filter on the furnace has been done and the extension on the water heater is completed.						
6/13/2017 3:50:21PM	Recheck	Verbal	Ashley manager			

526 S WEBSTER AVE

Inspection Notes:

Had an appt with the manager Ashley and the tenant not home. He was not going in without tenant there. I have spoken with the tenant and Ashley about doing the inspection on Tuesday June 20 at 12pm. I have also sent an email to TJ.

6/20/2017 11:40:02AM

Recheck

Verbal

Ashley owner rep
Met with owner rep Ashley and housing inspector TJ. He has the leak fixed but needs to spread lime over the area. The odor is still very prominent. Vapor barrier not completed yet. The tenant is supposed to be out on June 27 per court order. Setting out a couple of weeks to follow up.

7/5/2017 1:10:55PM

Recheck

Unknown

NR at door. LC. The house appears to be vacant. LM for owner rep Ashley 317-650-2904

7/20/2017 3:00:15PM

Recheck

Unknown

I have LM for Ashley Blair 317-650-2904 with NR back. Stopped by the property. Car in the driveway. LC.

Correspondence

Correspondence

Created Date and Time

NOV

4/27/2017 11:05:49AM

Extension Letter

5/11/2017 11:05:22AM

Violation

Location

Comments

Due Date

Date Corrected

HGT-REGIS DIRTY

DOR-EXT THRESH

EMG-SEWAGE

Crawl access panel

No vapor barrier

service HVAC

WHT-IMP PRS REL

HGT-HT DCT MNT

WHT-IMP VENT

BTH-SNK IMP SWR

West

Crawl space

West

Crawl space

Crawl space

Bathroom

05/31/2017

05/31/2017

06/20/2017

06/20/2017

06/20/2017

Instrument Readings

Audit Date

Instrument

Location

ReadingType

**Parameter /
Compound**

**Results /
Correlation
Value**

Units

Comments

4/26/2017

MX6 Meter

Living room

PID

0-1

ppm

4/26/2017

MX6 Meter

Bathroom

PID

0-1

ppm

4/26/2017

MX6 Meter

Kitchen

PID

0-1

ppm

4/26/2017

MX6 Meter

Outside

PID

0-1

ppm

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	484826	Glick Hunt Club, LLC Adam J Richter Owner (RP) 8801 River Crossing Blvd, Suite 200 Indianapolis, IN 46240 Hunt Club Apartments Manager (RP) 5421 Calder Way Indianapolis, IN 46226 Work1: (317) 547-2414	812820	08/01/2017		Recheck
Complainant: Karen Mitchell		Phone: (615) 243-9764		Case Reason: Mold Residential		
Complaint: had various leaks over the past year. Black spot on floor/support and bulging wall that is coming apart. Think AC condensation line is currently leaking						
Special Instructions: several pre-existing health conditions						
Inspection Summary Notes: 6/30/2017 APPT 8am						
Case Notes: 07/03/2017 Mailed NOV		Donna Kueber				

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
6/30/2017 7:30:09AM	Initial	NOV	Karen Mitchell tenant 615-243-9764
Inspection Notes: Met with tenant Karen Mitchell 615-243-9764. She has lived here for about 8 years and has had numerous water issues since moving into the unit. Most have been corrected. The most recent event in the living room was an issue with the condensation line. The ceiling has been painted over and no elevated moisture readings. The area in the living room adjacent to the laundry area does have elevated moisture readings and the carpet is wet. Possibly a leak in the laundry room plumbing. In the master bathroom, I believe the water is leaking out around the shower door and causing some damage. They had replaced the flooring in that bathroom about a year ago due to a toilet issue. Elevated moisture readings on the flooring and the tile is discolored. The office was not open. I LM on the office phone 317-574-2414, Tenant stated that the manager is Katie. Issuing NOV.			
7/27/2017 1:45:34PM	Recheck	Verbal	Wayne maintenance 317-499-5912
Inspection Notes: Met with maintenance Wayne 317-499-5912. He has the walls cut out but still has a leak near the washing machines. He is working on the leak. Check back next week and the work should be completed.			

Correspondence

<u>Correspondence</u>	<u>Created Date and Time</u>			
NOV	7/3/2017 10:02:29AM			
<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
moldy wall-porous	Furnace closet			

5509 Old Colony RD, APT 120

moldy wall-porous

moldy baseboards

moldy baseboards

moldy flooring/carpeting

Moldy trim/quarter round

Vinyl floor damaged

Hunt Club Apartments

Living room adjacent to laundry rc

I must inspect the area after the drywall has been removed. Elevated moisture levels.

Living room adjacent to laundry rc

Master bathroom

Living room adjacent to laundry rc

Carpet was wet at the time of my inspection.

Master bathroom

Master bathroom

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
6/30/2017	Moisture Meter	Living room wall	Moisture		100	relative reading	
6/30/2017	Moisture Meter	Entry ceiling	Moisture		0-10	relative reading	
6/30/2017	Moisture Meter	Master bathroom flooring	Moisture		70-80	relative reading	

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	484671	Capitol Corporate Services INC Conrex Residential Property Grp 2013-7 Operating Co LLC Other (RP) 155 E. Market St. STE 800 Indianapolis, IN 46204 Conrex Property Management Sheila O'Neill Manager (RP) 14074 Trade Cener Dr, Suite 226 Fishers, IN 46038 indianapolis@con-rex.com Mobile: (317) 774-7187 Conrex Residential Property Group 2013-7 Operating Company LLC Owner (RP) 3 Cordes St Charleston, SC 29401	808649	08/01/2017		Recheck
Complainant: Erika Moller Complaint: Caller says there is a bad, musty odor in the home and her 1 year old child is having chronic coughing and multiple asthma like issues. Special Instructions:		Phone: (317) 258-5987		Case Reason: Indoor Air Residential		
Inspection Summary Notes:		08/01/2017 APPT 2-230pm				
		7/3/2017 6-22-17 LM with NR 6-26-17 Set appt for July 3 at 4pm				
Case Notes:		07/05/2017 Mailed NOV and also emailed copy to manager. Donna Kueber				

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
7/3/2017 3:35:50PM	Initial	NOV	
Inspection Notes: Met with tenant Erika Moller 317-258-5987. They have lived here for almost a year. Their daughter has been having breathing issues. There has been some water issue in the basement since they have all the drywall cut out about a foot. Dehumidifier in the basement but not working right now since the bucket is full. Humidity level is set at 40 but reading 74. The basement block walls have shifted and the top block layer appears to be unstable. The registers have carpet fibers from the carpet install and screws. Tenant concerned about the ventilation in the bathroom but the windows open but they have not been opening. She has cleaned off spots of black on the ceiling. Tenant provided me with information on local contact for the management company. Sheila O'Neill 317-774-7187. (indianapolis@con-rex.com). Issuing NOV.			

8313 E 36TH ST

Correspondence				
<u>Correspondence</u>	<u>Created Date and Time</u>			
NOV	7/5/2017 11:16:31AM			
<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
service HVAC moldy wood WIN-NOT WTHRTGT WIN-LOCKS HGT-HT DCT MNT HGT-REGIS DIRTY EXT-ROOF	Garage Upper windows Upper windows Basement along the south wall Throughout	Tree limbs hanging over the roof and damaging the shingles.		
EXT-PNT WIN SAS Foundation walls bowing	Upper windows Basement			
Instrument Readings				
<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>
				<u>Results / Correlation Value</u>
			<u>Units</u>	<u>Comments</u>

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	485108	Arborstone Apartments Manager (RP) 9108 E 38th Place Indianapolis, IN 46235 Work1: (317) 493-1993 Indy Apartments, LLC Connie Keen Other (RP) 9108 E 38th Place Indianapolis, IN 46235 Mobile: (317) 551-6434 Indy Apartments LLC Zack Lawrence/John Jamison Owner (RP) 2247 San Diego Ave, Suite 235 San Diego, CA 92110-2943	812818	08/01/2017		Recheck
Complainant: Allie Dillard		Phone: (317) 737-5788	Case Reason: Mold Residential			
Complaint: Mold in her apartment and other issues that the complex is not addressing						
Special Instructions:						
Inspection Summary Notes:		7/5/2017 APPT 12pm				
Case Notes:		07/06/2017 Mailed NOV	Donna Kueber			

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
7/5/2017 11:00:07AM	Initial	NOV	Allie Dillard tenant 317-737-5788
Inspection Notes: Met with tenant Allie Dillard 317-737-5788. She has lived here since Oct and has been complaining about the issues with no one coming to fix. Upstairs bathroom has been leaking into the kitchen but I could not get it to leak during my inspection. Many issues with the apt. I stopped by the office to speak to the manager and the only one in the office was Ruthie. She stated that she is only there to take complaints and collect rent. Gave her my card. She stated the they have had work orders at this unit. Issuing NOV.			
7/27/2017 3:05:52PM	Recheck	Unknown	
Inspection Notes: NR at door. LC. The back door is still missing the glass and damaged.			

Correspondence

Correspondence	Created Date and Time
NOV	7/6/2017 11:45:08AM

Violation	Location	Comments	Due Date	Date Corrected
-----------	----------	----------	----------	----------------

9114 38TH PL**Arborstone Apartments**

moldy wall-porous
Furnace closet
I must inspect the area after the drywall has been removed.

moldy wall-porous
Upstairs bathroom
moldy baseboards
Furnace closet
moldy ceiling
Kitchen

I must inspect the area after the drywall has been removed. Follow asbestos plan for textured ceilings.

moldy windows
Kitchen
moldy windows
Living room
inadequate bathroom ventilation
Both bathrooms
moldy cabinets-kitchen
Kitchen under sink
service HVAC

Vent fans are dirty.

Moldy caulk
Upstairs bathroom
Moldy grout
Upstairs bathroom
WIN-PANES BRKN
Living room
WIN-NOT WTHRTGT
Upstairs south bedroom
WIN-NO SCREENS
Throughout
BTH-TLT NOT SEC
Both bathrooms
WHT-IMP PRS REL
WHT-H2O TMP INA

Window frame is deteriorated.

Hot water runs out after running for a short period of time.

BTH-NONIMP FLR
Both bathrooms
DOR-EXT DET/MIS
Back
DOR-EXT DET/MIS
Front
DOR-EXT DOR GLS
Back
EXT-PNT TRIM
All sides
EXT-GUTTERS DET
North side

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	-----------------------------	------------------------------------	--------------	-----------------

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	479335	FWE Property Management LLC William Nakulski Management Company (RP) 1354 Harding Ave. Des Plaines, IL 60016 contact@FWEManagement.com Work1: (317) 489-3777 Fax: (866) 306-1896 Fala Properties Indianapolis LLC Constantine D Vasilios Owner (RP) 4904 W Cullom Ave Chicago, IL 60641-1517	810264	08/02/2017		Recheck
Complainant: Harry Armour Complaint: Possible asbestos on the ductwork. Tenant Jewel Taylor 317-608-8396		Case Reason: Indoor Air Residential				
Special Instructions:						
Inspection Summary Notes: 08/02/2017 7-24-17 LM another message for tenant with NR 7-28-17 Appt set for 115pm. Let Chris Bovard - city inspector know also						
3/20/2017 appt 12pm						
5/16/2017 appt 115pm						
5/30/2017 appt set for 5-30-17 at 120pm Kevin 317-709-2354,						
Case Notes:		03/24/2017 Mailed NOV and asbestos packet 03/29/2017 Emailed copy of our NOV to Housing inspector mentioning the couple of Housing items found by us. 04/25/2017 4-24-17 LM for Nikki 847-814-9969 05/31/2017 Mailed extension letter 04/26/2017 Mailed extension letter				
		Donna Kueber Lisa Cauldwell, M.P.H. Donna Kueber Donna Kueber Donna Kueber				
Activity Thus Far						
Actual Date/Time 3/20/2017 11:55:46AM	Type Of Audit Initial	Correspondence on Inspection NOV	Person Interviewed			
Inspection Notes: 3-20-17 Met with Jewel Taylor's boyfriend. Number for Jewel Taylor 317-608-8396. She works from 8-6 and could not get off of work. This was a referral from housing Harry Armour for possible asbestos on pipe in the basement. There is duct tape and pipe wrap in the basement and took samples of both. Submitted samples to lab for analysis. I did not see that Harry had the mold on the wood written in the basement so I am adding that to my notice. 3-23-17 Sample results were positive. LM for property management company 317-489-3777. Issuing NOV						
4/19/2017 1:35:10PM	Recheck	Unknown				

315 VILLA AVE

Inspection Notes:

NR at door. LC. I have sent an email to Harry Armour to see if he has had any contact with tenant or owner. Setting out a few days to follow up.

<u>4/25/2017 1:05:04PM</u>	Recheck	Extension of Time Letter	Mr Taylor tenant
<u>Inspection Notes:</u>	Met with tenant Mr Taylor. Nothing has been completed. Harry Armour - housing inspector also has a case and he gave me a contact person Nikki 847-814-9969. I have LM for her. Sending an extension letter with next action court.		
<u>5/16/2017 1:25:24PM</u>	Recheck	Verbal	Jewell Taylor tenant 317-608-8396
<u>Inspection Notes:</u>	Nothing has been completed. I have LM for Nikki 847-814-9969 that nothing was completed. She left a message back on Friday that someone has completed the work. I am setting out for next week to follow up.		
<u>5/30/2017 1:00:48PM</u>	Recheck	Extension of Time Letter	Kevin Chocklett contractor 317-709-2354
<u>Inspection Notes:</u>	Met with tenant Jewel, contractor Kevin Chocklett 317-709-2354 and housing inspector Harry Armour. City asbestos inspector Chris Bovard was also present and he has collected samples of pipe wrap debris on the basement ledge. Kevin gave me a waste manifest. He stated that he removed the asbestos but is not a licensed contractor. Adding violation for asbestos debris and requiring air sampling. Sending an extension letter with next action court.		
<u>6/13/2017 2:30:49PM</u>	Recheck	Verbal	Constantine owner 312-753-9927
<u>Inspection Notes:</u>	Spoke with owner Constantine Vasiliros 312-753-9927. He has had ACT Environmental out and conducted a air sample. No official results back yet but I have attached an email from ACT. Owner is committed to get the work completed correctly. Probably hiring Delta to do the work. Chris Bovard has issued a notice also. Setting out for a week to follow up.		
<u>6/21/2017 1:30:36PM</u>	Recheck	Unknown	
<u>Inspection Notes:</u>	I have attached an email from owner and also items that he stated that were completed. Still having an issue with the asbestos. Delta wants to remove the ductwork and he does not want to do that. I let him know that the material can be encapsulated. I have also forwarded the email to Chris Bovard - City Inspector. Setting out a month to follow up.		
<u>7/19/2017 12:55:54PM</u>	Recheck	Unknown	
<u>Inspection Notes:</u>	NR at door. LC. I have also LM for tenant about trying to re-inspect. Spoke with city inspector Chris Bovard and he was there when AirCo was setting up. AirCo scope of work did not include the clean up of debris but supposedly they were going to take care of it. I have attached their certificate but does not mention anything about clean up.		

Correspondence

Correspondence	Created Date and Time			
NOV	3/24/2017 10:07:51AM			
Extension Letter	4/26/2017 11:45:55AM			
Extension Letter	5/31/2017 9:34:12AM			
Violation	Location	Comments	Due Date	Date Corrected
service HVAC				
ASB-ACC MATERIAL INT	Basement	Must have air clearance sampling completed by a licensed asbestos company.		
ASB-WRP HT DUCT REP	Basement			
ASB-WRP PIPE REM	Basement			
moldy wood	Basement			

315 VILLA AVE

ELE-OPEN SPLICE
EXT-FOUNDATION

Basement

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	---------------------------------	--	--------------	-----------------

Samples

<u>Date Collected</u>	<u>Sample ID</u>	<u>Sample Type</u>	<u>Sample Result</u>	<u>Test</u>	<u>Lab Result</u>	<u>Test Result</u>
03/20/2017	dk032017-01	Asbestos			Positive	
03/20/2017	dk032017-02	Asbestos			Positive	

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	481486	New Parkwoods III, LP Owner (RP) 95 Berkeley St, 5th Floor Boston, MA 02116 New Parkwoods III, LP % Marvin F Poer Company Owner (RP) P.O. Box 52427 Atlanta, GA 30355 The Villages at Mill Crossing Manager (RP) 3615 Sherman Forest Dr Indianapolis, IN 46205 Work1: (317) 545-1353 Fax: (317) 545-1354 Corporation Service Company New Parkwoods III. LP Other (RP) 135 N. Pennsylvania Street, Suite 1610 Indianapolis, IN 46204	808645	08/02/2017		Recheck
<div><div><div><div><div>Complainant: Jasmine Smith</div><div>Complaint: has had 3 floods in last 3 months, kitchen sink leaks with mold smell. Mold concerns including possible ventilation system; reports filter very dirty</div></div></div><div><div>Special Instructions:</div><div>Inspection Summary Notes: 5/3/2017 5-2-17 LM</div></div></div><div><div>Case Notes: 05/04/2017 Mailed NOV and also emailed copy to gemmitt@hayes-gibsonint.com 06/15/2017 Mailed extension letter</div><div>Case Reason: Mold Residential</div></div></div>						
<div><div>Case Notes: 05/04/2017 Mailed NOV and also emailed copy to gemmitt@hayes-gibsonint.com 06/15/2017 Mailed extension letter</div><div>Donna Kueber Donna Kueber</div></div>						

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
5/3/2017 11:25:17AM	Initial	NOV	Jasmine Smith tenant 317-737-9531
Inspection Notes: Met with tenant Jamine Smith 317-737-9531. She has lived here for a couple of years. She stated that she has had water leaks but no current leaks. There was some damage on the stairway wall but no elevated moisture readings. She reportedly had leaks coming from around chimney stack in the utility room but not water stains and no elevated moisture readings. There was a leak under the kitchen sink that was repaired but only put a new board over the damaged board. Stopped by the office to speak with the manager and she was not in the office. Her first name is Alyssa. I did speak with regioan service manager Gary Emmitt 317-602-9396. He stated that he just took over this complex a few weeks ago and have a lot of issues to deal with. I			

3813 Mill Crossing DR, APT B**The Villages at Mill Crossing**

am emailing him the NOV. (gemmitt@hayes-gibsonint.com).

5/31/2017 12:10:01PM <u>Inspection Notes:</u>	Recheck Met with maintenance Gary Emmitt <gemmitt@hayes-gibsonint.com>. The unit is vacant and he was requesting two weeks to complete the repairs.	Verbal Gary Emmitt maintenance
6/14/2017 8:55:17AM <u>Inspection Notes:</u>	Recheck I stopped by the office and it was closed on Wed. I spoke with Gary Emmitt and he no longer works for them. I am sending an extension letter.	Extension of Time Letter
7/3/2017 8:45:40AM <u>Inspection Notes:</u>	Recheck Met with manager Alyssa. She thought the work was completed but when we walked it had not been completed. Still damage to wall in the entry way. Stove burners not working and damaged kitchen cabinets. They have caulked around the bathtub spout but the plumbing is still "loose" in the wall. She stated that they needed the unit so it should be done quickly. Setting out for four weeks and let her know that she can call when they are ready.	Verbal Alyssa manager

Correspondence

<u>Correspondence</u>	<u>Created Date and Time</u>
NOV	5/4/2017 10:38:54AM
Extension Letter	6/15/2017 9:34:02AM

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
moldy cabinets-kitchen	Kitchen under sink	Damaged board was covered over with another board.		
service HVAC	Stairway wall	Return air grate is dirty.		
INT-WALLS	Living room	Toilets continuously run.		
HGT-REGIS DIRTY	Both bathrooms	Gap between tub spout and wall.		
BTH-TLT FLUSH	Both bathrooms	Plumbing lines are not secured.		
BTH-TUB JNT DET	Both bathrooms	Smoke detector is beeping.		
EMG-SEWAGE	Both bathrooms	Front left burner is not working.		
MSC-SMK DET OWN	Kitchen			
KIT-STOVE OWN				

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
5/3/2017	Moisture Meter	Stairway wall	Moisture		0-10		relative reading
5/3/2017	Moisture Meter	Utility room ceiling	Moisture		0-10		relative reading

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	474936	Vaturi Star Properties LLC Yehuda Vaturi Owner (RP) 6410 Summer Place Dr W, Apt 2B Granger, IN 46530 pgiinc@yahoo.com Work1: (765) 376-3800 <hr/> Vaturi Star Properties LLC Owner (RP) 1075 Broad Ripple Ave Suite 211 Indianapolis, IN 46220-2034	812905	08/02/2017		Recheck
<div><div><div><div><div>Complainant:</div><div>Marshea Dixon</div></div><div><div>Complaint:</div><div>water leaks and mold in living room, bedroom and windows. Also had asbestos concerns after seeing labels in the basement</div></div><div><div>Special Instructions:</div><div></div></div></div><div><div>Inspection Summary Notes:</div><div>11/11/2016 11-7-16 LM 11-10-16 appt set <hr/>1/9/2017 REFER TO LEGAL <hr/>3/22/2017 9:00 a.m.</div></div><div><div>Case Notes:</div><div>11/15/2016 Mailed NOV and also emailed copy of NOV and pictures 12/15/2016 Mailed extension letter 03/24/2017 Mailed NOV 05/11/2017 Mailed extension letter 04/12/2017 Ms. Vaturi Stopped in to speak with an inspector about the property. Concerned about why violations were not disclosed to her during sale. She gave phone number information. 06/01/2017 Mailed extension letter</div><div>Donna Kueber Donna Kueber Donna Kueber Donna Kueber Jason Krummen Donna Kueber</div></div></div></div>						

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
11/11/2016 12:50:30PM	Initial	Verbal	
Inspection Notes:		NR at door. LC. Spoke with Marshea Dixon and he stated that he had to go out of town. Rescheduled for 130-200 on 11-14-16	
11/14/2016 1:15:04PM	Recheck	NOV	Marshea Dixon tenant 626-587-7376
Inspection Notes:		Met with tenant Marshea Dixon 626-587-7376. He has lived here for three years. The wall in the living room supposedly has been damaged for about a year. I did not get any elevated moisture readings at the time of my inspection but there is evidence of water damage on the ceiling and wall. He stated that the ceiling in the bathroom and kitchen leak but I did not get any	

elevated moisture levels in the bathroom and no evidence of water damage at either site. Some mold around the windows and they are old aluminum windows. There are some issues in the lower level in the laundry room and exterior issues. Issuing NOV I have LM for Sam Barron 317-225-4591 and sending email with notice to Admin@barronprop.com and Sam@barronprop.com.

12/13/2016 2:00:32PM <u>Inspection Notes:</u>	Recheck Met with tenant Mr Dixon. Nothing has been done. Sending an extension letter with next action court.	Extension of Time Letter Marshea Dixon tenant 626-587-7376
1/3/2017 1:10:53PM <u>Inspection Notes:</u>	Recheck I had LM for Mr Dixon 626-587-7376 with NR. Stopped by and not able to get into the unit but nothing has been done on the exterior. Try to follow up in a few days.	Verbal
1/9/2017 10:15:52AM <u>Inspection Notes:</u>	Recheck NR at door. LC. The tenant Mr. Dixon has not called me back. I have LM for Sam Barron that I was filing for court since nothing has been done with common area items.	Verbal
3/22/2017 10:20:21AM <u>Inspection Notes:</u> <u>Court Notes:</u>	Court Doors locked so I could not get into the building. A window was fixed on the southeast corner. No other exterior repairs. The court case was dismissed due to ownership change. I am issuing a new owner NOV.	
3/23/2017 10:20:21AM <u>Inspection Notes:</u>	Recheck The ownership has changed and the old court case was dismissed. Reissuing to new owner. Issuing new owner NOV.	NOV
4/12/2017 3:15:20PM <u>Inspection Notes:</u>	Recheck Met with property manager Phyllis Gibson 765-376-3800. They have started to rehab unit 7. Waiting on the windows for the kitchen and bedroom. They may be adding balconies to the living rooms. I asked her about permits and she was going to check with DCE. They have removed some of the bulk head in the basement and exposed some of the asbestos on the pipes. It is damaged so adding it as a violation. I gave Ms Gibson an EPA pamphlet on managing the asbestos in the building. I am not adding an O&M case at this time but will if she does not have some work completed on training or notifications at the recheck. Sending an extension letter.	Extension of Time Letter Phyllis Gibson property manager 765-376-3800
5/10/2017 10:20:29AM <u>Inspection Notes:</u>	Recheck The unit have been re-occupied. Met with manager Phyllis Gibson 765-376-3800. Still have issues with asbestos and no plan in place and has not contacted anyone. I am going to add a separate case for the asbestos plan. I have sample results from the pipe wrap that is positive. No work has been completed on the exterior. She stated that the city was waiting on an engineering report. Engineer supposed to be there this week. Sending an extension letter.	Extension of Time Letter Phyllis Gibson manager 765-376-3800
5/31/2017 11:00:47AM <u>Inspection Notes:</u>	Recheck Met with manager Phyllis Gibson. She is trying to get approval from Historic People to do some of the windows/doors. She has also signed up for the 16 hour asbestos training for July 24/25. Sending an extension letter for a couple of months to follow up.	Extension of Time Letter Phyllis Gibson manager 765-376-3800
7/28/2017 1:05:16PM <u>Inspection Notes:</u>	Recheck I was not able to check anything on the interior. Nothing more has been completed on the exterior. Sent and email to Phyllis Gibson <pgiinc@yahoo.com> about the plan for the exterior. Some of the bathroom windows have been replaced with glass block and small vent in the block. Setting out a week to follow up.	Unknown

Correspondence

4 N BUTLER AVE, APT 7**Washington Butler Apartments****Correspondence****Created Date and Time**

NOV	11/15/2016 10:31:17AM
Extension Letter	12/15/2016 12:12:54PM
New Owner NOV	3/24/2017 11:27:51AM
Extension Letter	4/14/2017 11:15:08AM
Extension Letter	5/11/2017 10:46:48AM
Extension Letter	6/1/2017 10:58:07AM

Violation	Location	Comments	Due Date	Date Corrected
ASB-WRP PIPE REP	Basement			
INT-CEILINGS	Common laundry room			
EXT-BRICK WALL	All sides			
EXT-DOWNSP IMP	North side			
MSC-WALK/DRV MT	Lower level southeast			03/22/2017
WIN-PANES BRKN	Living room			04/12/2017
moldy wall-surface or plaster	Bathroom	Vent fan dirty.		04/12/2017
inadequate bathroom ventilation	Living room			04/12/2017
moldy plaster ceiling	Common laundry room			04/12/2017
ELE-FIX DAM/DET	Kitchen	Bulb not covered and metal pull chain.		04/12/2017
ELE-FIX DAM/DET				
ELE-OPEN SPLICE	Kitchen under the sink			04/12/2017
INT-CEILINGS	Bathroom			04/12/2017
INT-CEILINGS	Kitchen			04/12/2017
HGT-DRYER VENT	Common laundry room			04/12/2017
BTH-SNK NOT SEC	Bathroom			04/12/2017
moldy windows	Bedroom			05/10/2017
moldy windows	Living room			05/10/2017
WIN-NOT ESY OPEN	Kitchen			05/10/2017

Instrument Readings

Audit Date	Instrument	Location	ReadingType	Parameter / Compound	Results / Correlation Value	Units	Comments
11/14/2016	Moisture Meter	Living room wall	Moisture		0-5	relative reading	
11/14/2016	Moisture Meter	Bathroom ceiling	Moisture		0-5	relative reading	

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	483971	Triple E Property Management, LLC Management Company (RP) 1075 Broad Ripple Ave, Suite 136 Indianapolis, IN 46220 Work1: (317) 210-3636 Fax: (317) 574-8999 Sharon Quarles Owner (RP) 6415 Westdrum Rd Indianapolis, IN 46241-1838	810263	08/02/2017		Recheck
Complainant: Komicka Hill Complaint: Mold in the house and getting sick		Phone: (317) 983-8108		Case Reason: Mold Residential		
Special Instructions:						
Inspection Summary Notes: 7/19/2017 7-7-17 I had a message from Edwin - Triple E Management 317-281-9281. He stated that he believes the condo association has taken care of the roof issue and needs to coordinate getting the drywall cut out.						
Case Notes: 06/20/2017 Mailed NOV		Donna Kueber				

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
6/19/2017 11:35:45AM	Initial	NOV	Komicka Hill tenant 317-983-8108
Inspection Notes: Met with tenant Komicka Hill 317-983-8108. She has lived here for about 10 months and the ceiling has been getting worse. Someone told her that she needed to call the board of health since the owners were not fixing the issues. She pays rent to management company Triple E. Number that she gave me for Triple E (Edwin) 317-281-9281. I have LM for him. The ceiling in the master bedroom has elevated moisture levels. There are water stains on the ceiling in the dining room but no elevated moisture readings. She stated that the water heater was leaking CO but that has been fixed. New flue pipe and eventually replaced the water heater. Her refrigerator freezes everything. The cucumbers and tomatoes that she had were frozen in the refrigerator part. Issuing NOV.			
7/19/2017 3:55:51PM	Recheck	Unknown	
Inspection Notes: NR at door. LC. Spoke with Edwin Watson with Triple E Management Co. He stated that the tenant is under eviction. The roof repairs were supposed to be completed by the condo association. We are going to try to coordinate a time to inspect after the tenant is out. Supposed to be out at the end of the month.			

Correspondence

6318 COMMONS DR

Correspondence

NOV

Created Date and Time

6/20/2017 11:50:39AM

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
moldy ceiling	Dining room	I must inspect the area after the drywall has been removed.		
moldy ceiling	Master bedroom			
service HVAC EXT-ROOF		Flashing maybe an issue along the brick wall.		
EXT-BRICK WALL				
EXT-PRCH RF SUP	South side			
EXT-PNT TRIM	All sides			
KIT-REFRIG OWN	Kitchen			

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
6/19/2017	Moisture Meter	Master bedroom ceiling	Moisture		100	relative reading	
6/19/2017	Moisture Meter	Dining room ceiling	Moisture		20-30	relative reading	

8 N BUTLER AVE, PREMISES**Washington Butler Apartments**

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	481775	Vaturi Star Properties LLC Owner (RP) 1075 Broad Ripple Ave Suite 211 Indianapolis, IN 46220-2034 Vaturi Star Properties LLC Yehuda Vaturi Owner (RP) 6410 Summer Place Dr W, Apt 2B Granger, IN 46530 pgiinc@yahoo.com Work1: (765) 376-3800	812906	08/02/2017		Recheck
Complainant: Donna Kueber Complaint: Adding the case for asbestos O&M plan			Case Reason: Asbestos (Operations and Maintenance)			
Special Instructions:						
Inspection Summary Notes:						
Case Notes:						
05/11/2017		Mailed NOV				
06/01/2017		Mailed extension letter				
		Donna Kueber				
		Donna Kueber				
Activity Thus Far						
Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed			
5/10/2017 10:55:44AM	Initial	NOV	Phyllis Gibson manager 765-376-3800			
Inspection Notes:		Met with manager Phyllis Gibson. She has not made any progress in getting a plan together or checking into information that I provided her. I let her know that I was issuing the NOV. There is positive pipe wrap in the basement and also floor tile that I know of.				
5/31/2017 11:05:43AM	Recheck	Extension of Time Letter	Phyllis Gibson manager 765-376-3800			
Inspection Notes:		Met with manager Phyllis Gibson. She is trying to get approval from Historic People to do some of the windows/doors. She has also signed up for the 16 hour abestos training for July 24/25. Supposedly taking a two hour awareness training class for maintenance next week. She has not gotten anything in the lease for tenant notification. Sending an extension letter for a couple of months to follow up.				
7/28/2017 1:15:42PM	Recheck	Unknown				
Inspection Notes:		Phyllis Gibson was supposed to take the 16 hour class on July 24/25. I have sent an email Phyllis Gibson <pgiinc@yahoo.com> regarding the certificate and any other progress of developing a plan to manage the asbestos in place.				

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
5/10/2017 10:55:44AM	Initial	NOV	Phyllis Gibson manager 765-376-3800
Inspection Notes:		Met with manager Phyllis Gibson. She has not made any progress in getting a plan together or checking into information that I provided her. I let her know that I was issuing the NOV. There is positive pipe wrap in the basement and also floor tile that I know of.	
5/31/2017 11:05:43AM	Recheck	Extension of Time Letter	Phyllis Gibson manager 765-376-3800
Inspection Notes:		Met with manager Phyllis Gibson. She is trying to get approval from Historic People to do some of the windows/doors. She has also signed up for the 16 hour asbestos training for July 24/25. Supposedly taking a two hour awareness training class for maintenance next week. She has not gotten anything in the lease for tenant notification. Sending an extension letter for a couple of months to follow up.	
7/28/2017 1:15:42PM	Recheck	Unknown	
Inspection Notes:		Phyllis Gibson was supposed to take the 16 hour class on July 24/25. I have sent an email Phyllis Gibson <pgiinc@yahoo.com> regarding the certificate and any other progress of developing a plan to manage the asbestos in place.	

Correspondence

Correspondence	Created Date and Time
NOV	5/11/2017 11:14:51AM
Extension Letter	6/1/2017 11:00:48AM

8 N BUTLER AVE, PREMISES

Washington Butler Apartments

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
ASB IDENTIFICATION KNOWN AT	Premises			
ASB TRAINING REQUIREMENTS	Premises			
ASB NOTIFICATION	Premises			
ASB LABELING	Premises			
ASB MAINTAINING DOCUMENTA	Premises			

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	-----------------------------	------------------------------------	--------------	-----------------

838 PARK CENTRAL S DR

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	486011		813527	08/02/2017		Initial

Complainant: Kristen Noble

Complaint: Mold in hallway and in hallway closet - Apt A

Special Instructions: Maintenance came to the apartment today and sprayed KILZ

Case Notes:

Activity Thus Far

Correspondence

Correspondence

Created Date and Time

Violation

Location

Comments

Due Date

Date Corrected

Instrument Readings

Audit Date	Instrument	Location	ReadingType	Parameter / Compound	Results / Correlation Value	Units	Comments
------------	------------	----------	-------------	----------------------	-----------------------------	-------	----------

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	471685	Atrium Village Apartments Manager (RP) 2636 N Mitthoeffer Rd Indianapolis, IN 46229 Work1: (317) 899-4281 Fax: (317) 899-4287 Atrium Village Holdings, LLC Owner (RP) 4 Chelsea Ct Lakewood, NJ 08701	809215	08/03/2017		Recheck
Complainant: Korey Jackson Complaint: Possible mold issues in the unit. Tenant Carmen 531-5211			Case Reason: Mold Residential			
Special Instructions:						
Inspection Summary Notes:						
			8/30/2016	appt 230pm		
			6/5/2017	5-30-17 Spoke with manager Christy. Started on gutter/downspouts. Next two days are a jewish holiday. Setting out for next week to follow up.		
Case Notes:			08/31/2016	Mailed NOV	Donna Kueber	
			08/31/2016	Emailed copy of NOV and pictures to Housing Inspector Jackson and Team Leader D. Webster	Lisa Cauldwell, M.P.H.	
			10/21/2016	Mailed extension letter	Donna Kueber	
			11/03/2016	Mailed extension letter	Donna Kueber	
			04/07/2017	Mailed extension letter	Donna Kueber	
			01/11/2017	Met with maintenance and manager. The unit is vacant. The ceilings have been cut out. I attached pictures to the inspection level.	Donna Kueber	
			03/10/2017	Mailed extension letter	Donna Kueber	
			07/10/2017	Mailed extension letter	Donna Kueber	

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
8/30/2016 2:15:24PM	Initial	NOV	Carmen Rule tenant 531-5211
Inspection Notes: This was a referral from housing Korey Jackson. Met with tenant Caremen Rule 531-5211. She has been here for about a year and just renewed the lease. Housing has closed their notice. Still blue tarp on roof. I was not able to take moisture readings on the ceilings but still water stains. New drywall that they placed in the kitchen is damaged again. They have not finished out the drywall. I have LM on the office phone number 899-4281. Issuing NOV.			
9/14/2016 2:40:39PM	Recheck	Unknown	
Inspection Notes: I had LM for tenant with NR. Stopped by and NR at door. LC			
9/19/2016 12:40:27PM	Recheck	Verbal	Carmen tenant

Inspection Notes:

The tarp on the roof is gone. No elevated moisture readings on the kitchen ceiling that was leaking previously. No other work has been done. Stopped by the office and no one in there. LM 899-4281. Not sure who the manager is at this time. No one has returned phone calls or responded to notice. Tenant found out that she has bedbugs and has been self treating for these. Her furniture is less than four months old. Currently the bedbugs are just in the living room area. I have also spoken with here daughter Angela Owens 513-4218. The complex has talked about moving her to a different unit and wanted me to inspect. I let them know that I would need the permission of the office. I am setting out a few days to try to contact the office in regards to their plan for the unit.

9/22/2016 2:55:56PM
Inspection Notes:

Recheck Verbal Christie Gagen manager 899-4287

Met with manager Christie Gagen 899-4281. She stated that the roof has been done on this building. They were prepared to move her to another unit so they could do the work on the interior. They have found out that the tenant has bedbugs. Their exterminator is supposed to be there tomorrow to evaluate the situation. I am setting out for four weeks for status. She was checking on the exterior repairs. They have some money in the budget for exterior wood replacement.

10/20/2016 10:25:11AM
Inspection Notes:

Recheck Extension of Time Letter Christy Gagen manager

Met with manager Christy. They are doing the last bedbug treatment next week. She stated that the tenant is currently in the hospital for some health concerns. She was not sure when she would be coming back to the unit. They do still want to move her to another unit. Sending an extension letter.

11/2/2016 11:45:38AM
Inspection Notes:

Recheck Extension of Time Letter Christy Gagen manager

Met with manager Christy Gagen. She stated that the tenant passed away. The family is supposed to be getting in the unit to get her personal belongings out by mid November. The bedbug treatments are completed. Setting out for several weeks and sending an extension letter.

12/7/2016 1:20:50PM
Inspection Notes:

Recheck Verbal Christy manager

Met with manager Christy. She stated that the family members turned the keys over on Monday. She has the pest control company scheduled for Friday to check the bedbugs and then possibly treat one more time. The unit remains vacant. I am setting out a couple of months to follow up.

1/30/2017 10:35:53AM
Inspection Notes:

Recheck Verbal Christy manager

Met with manager Christy. The unit is still vacant. They have gotten the ceilings cut out but don't have them replaced yet. Still have not addressed any of the exterior issues. Roof does not appear to be leaking at this time.

3/7/2017 10:30:55PM
Inspection Notes:

Recheck Verbal

I had scheduled an appt for 11am and no one in the office and no one by the unit. LM for manager and she called back. We rescheduled for March 9 at 330pm

3/9/2017 11:30:04AM
Inspection Notes:

Recheck Extension of Time Letter Christy manager

Met with manager Christy Gagen and maintenance man. All the work has been completed on the interior. She is getting her roofer to check on the gutter/downspout issue. The exterior will be done in the spring. Sending an extension letter. The unit is still vacant at this time.

4/6/2017 9:30:49AM
Inspection Notes:

Recheck Extension of Time Letter

Nothing has been done and I have not received any information from the manager regarding the plan for the work to be completed. I am sending an extension letter with next action court. I stopped by the office and Christy was not in the office. LM for her to call me.

5/11/2017 10:15:29AM
Inspection Notes:

Recheck Verbal

Nothing has been done on the exterior. The unit is re-occupied and all the interior violations have been corrected. Stopped by the office and no one in the office. LM for manager Christy. She left a message back that they have started doing gutters on

2558 VILLAGE CIR W

Atrium Village Apartments

two buildings and this one is next. I am setting out a few weeks to follow up.

6/5/2017 2:00:21PM	Recheck	Verbal	Christy manager
Inspection Notes:	Met with manager Christy and maintenance Luke. The gutters/downspouts are up. Still need to work on the siding and deteriorated wood trim. She stated that the contractor is supposed to be out in two weeks to complete this work. Setting out for four weeks to follow up.		
7/3/2017 11:10:00AM	Recheck	Unknown	
Inspection Notes:	The office was closed. I don't see that any work was done. I LC at the office and also LM.		
7/6/2017 10:40:02AM	Recheck	Extension of Time Letter	
Inspection Notes:	Stopped by the property and the gutters are leaking at the seams and nothing has been done with the wood. No one in the office. I have LM. Sending an extension letter with next action court.		

Correspondence

Correspondence	Created Date and Time
NOV	8/31/2016 11:14:01AM
Extension Letter	10/21/2016 9:01:56AM
Extension Letter	11/3/2016 10:17:45AM
Extension Letter	3/10/2017 12:05:12PM
Extension Letter	4/7/2017 10:38:45AM
Extension Letter	7/10/2017 10:09:30AM

Violation	Location	Comments	Due Date	Date Corrected
EXT-PNT TRIM	All sides			01/30/2017
EXT-GUTTERS DET	All sides			03/09/2017
EXT-DOWNSP DET	All sides			03/09/2017
EXT-PNT SIDING	All sides			03/09/2017
EXT-ROOF				
moldy ceiling	Dining room			
moldy ceiling	Hallway			
moldy ceiling	Kitchen			
		I must inspect the area after the ceiling is removed.		
moldy ceiling	Laundry room			03/09/2017
moldy ceiling	Storage area			03/09/2017
service HVAC				03/09/2017
Moldy door frame	Patio door			03/09/2017
ELE-FIX DAM/DET	Laundry room			03/09/2017
INT-CEILINGS	Dining room			03/09/2017
INT-CEILINGS	Hallway			03/09/2017
DOR-EXT DET/MIS	Front			03/09/2017
MSC-SMK DET OWN				03/09/2017
HWG	All sides			03/09/2017

2558 VILLAGE CIR W

WIN-NOT WTHRTGT
WIN-NOT WTHRTGT

First bedroom
Living room

Atrium Village Apartments

05/11/2017
05/11/2017

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	---------------------------------	--	--------------	-----------------

2808 GRASSY CREEK DR

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	481783	CT Corporation System CSMA BLT. LLC Other (RP) 150 W. Market St. Suite 800 Indianapolis, IN 46204 Work1: (317) 352-3500	813219	08/03/2017		Recheck
		CSMA BLT LLC Owner (RP) 875 Third Ave, 12th Floor New York, NY 10022				
		CSMA BLT LLC Owner (RP) 225 Townpark Dr NW, Suite 100 Kennesaw, GA 30144-5885				
		First Key Homes Management Company (RP) 6982 Hillsdale Ct Indianapolis, IN 46250 Work1: (317) 762-6651				

Complainant: Quinca Holmes
Complaint: Mold on baseboards, under carpet, in her son's bedroom and family room closet. There is also a mildew odor when the furnace is turned on.

Case Reason: Mold Residential

Inspection Summary Notes: 5/15/2017 appt set for 130-200pm
 6/16/2017 6-13-17 set appt for 6-16-17 to coincide with radon pick up

Case Notes:

05/18/2017 Mailed NOV and also emailed copy to Kristin Weidele <kweidele@firstkeyhomes.com> and Sara Hiatt (shiatt@firstkeyhomes.com)

07/05/2017 Tenant Quiana Holmes-Hudson, came into the office requesting documentation. Section 8 lost previously sent material. Gave her copies of NOV and Ext of time notice, case summary (RFS detail with notes) from this case as well as the Radon case, Radon result letter, and pictures. Her name was misspelled in contacts so edited her correct name (from Quinca to Quiana and added Hudson to last name)

07/10/2017 Mailed extension letter

Donna Kueber
 Lisa Cauldwell, M.P.H.
 Donna Kueber

Activity Thus Far		
Actual Date/Time	Type Of Audit	Correspondence on Inspection
5/15/2017 1:30:46PM	Initial	Unknown

2808 GRASSY CREEK DR

<u>Inspection Notes:</u>		NR at the door. LC. I also tried to call and LM. Tenant called back and wants to reschedule.
5/16/2017 11:25:01AM	Recheck	NOV
<u>Inspection Notes:</u>		Met tenant Quinca Holmes 937-303-3760. She is on section 8 and has contacted them to do an inspection but have not gotten one scheduled yet. She has been here for three years. There was water that came into the house during the recent rain events. They have the drywall removed on the south wall in the lower level but wood still have elevated moisture readings. There is also a water intrusion issue on the back porch area. I have LM for Kristen Wedele of First Key Homes 317-762-6650 Kristin Wedele <kwedele@firstkeyhomes.com>. There is a radon system in the house that is not functioning. I have spoken to the tenant about wanting to do a radon test and she is agreeable. I am just trying to find time on my schedule. Issuing NOV.
6/6/2017 1:55:40PM	Recheck	Unknown
<u>Inspection Notes:</u>		NR at door. LC. I have also LM for tenant Quinca 937-303-3760.
6/16/2017 12:15:03PM	Recheck	Extension of Time Letter
<u>Inspection Notes:</u>		Ms Holmes tenant Met with tenant Ms Holmes. Gurney Bush was at the house working on the sewer issue. Nothing else has been done. Adding a couple of violations. I spoke with maintenance Joe 317-518-7834 that the walls in the basement are dry. He stated that they would probably just take down the back screened porch due to issues with water intrusion and deteriorated wood. Sending an extension letter.
7/6/2017 1:55:45PM	Recheck	Extension of Time Letter
<u>Inspection Notes:</u>		Quiona Holmes tenant 317-318-4653 Met with tenant Quiona Holmes 317-318-4653. She stated that someone has contacted her about the radon. Supposed to have an appt tomorrow but not sure what time. Nothing else has been done. Someone hooked the bathroom vent fan to the plumbing. Not sure if the plumbers did this when they were "snaking" the lines. Adding the violation and sending an extension letter. Tenant stated that they were trying to get her out of the house.
7/21/2017 11:35:05AM	Recheck	Unknown
<u>Inspection Notes:</u>		NR at door. LC. I had an email from Sarah Hiatt with First Key Homes that they have not been able to schedule to do the work. Supposedly the radon mitigation system is repaired. New fan installed. Setting out a couple of weeks to follow up.
7/31/2017 9:55:52AM	Recheck	Unknown
<u>Inspection Notes:</u>		I have tried to call Ms Holmes and phone not working. I received a message from her to call her son's number 317-478-7626. I tried to call and it was not accepting phone calls. Stopped by and NR at door. LC. Does not appear that any exterior violations have been corrected.

Correspondence

Correspondence	Created Date and Time
NOV	5/18/2017 10:51:44AM
Extension Letter	6/19/2017 9:46:57AM
Extension Letter	7/10/2017 10:17:21AM

Violation	Location	Comments	Due Date	Date Corrected
inadequate bathroom ventilation	Basement bathroom			
moldy wood	Back porch			
moldy wood	Lower level south wall			
EXT-PNT TRIM	All sides			
EXT-GUTTERS DET	Back			

2808 GRASSY CREEK DR

EXT-DOWNSP IMP
EXT-PNT SIDING
EMG-SEWAGE

Front
Back porch
Upstairs bathroom

Upstairs bathroom plumbing
backs up into the lower level
bathroom.

SUMP/SANITARY CROSS CONNE
Radon mitigation system

Basement
Lower level

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
6/16/2017	Moisture Meter	Wood basement	Moisture		5-10	%	
5/16/2017	Moisture Meter	Wood on back porch	Moisture		35	%	
5/16/2017	Moisture Meter	Wood lower level south wall	Moisture		25	%	

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	459982	Indy Town LP Owner (RP) 1200 Callowhill St, Suite 403 Philadelphia, PA 19123-3658 Frederick Square Apartments Manager (RP) 6046 E 21st St, Apt 1B Indianapolis, IN 46219 nathan@odinprop.com Work1: (317) 353-0300 Registered Agent Solutions, Inc Indy Town LP Other (RP) 120 E Market St, Suite 808 Indianapolis, IN 46204	808093	08/03/2017		Recheck
Complainant:		Phone:	Case Reason:			
Complaint:		mold on bathroom wall; had mold in a closet on carpet-been cleaned but not sure correctly?				
Special Instructions:						
Inspection Summary Notes:						
Case Notes:						
12/16/2015		Mailed NOV				
01/14/2016		Mailed extension letter				
01/27/2016		1-26-16 met with tenant. Nothing had been done. She is moving out over the weekend. Attached pictures to inspection for Feb 10.				
09/12/2016		Mailed extension letter				
10/05/2016		Mailed extension letter				
03/10/2016		Mailed extension letter				
01/04/2017		emailed extension letters to ryan@odinprop.com and nathan@odinprop.com				
04/12/2016		Mailed extension letter				
02/11/2016		Mailed extension letter				
03/01/2017		Mailed New owner NOV and also email copy				
06/30/2017		Mailed extension letter				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Donna Kueber				
		Don				

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
12/16/2015 1:00:15PM	Initial	NOV	Jasmine Brewer tenant 457-7266
Inspection Notes: Met with tenant Jasmine Brewer 457-7266. She has lived here for about 9 months. She has been asking the complex to fix the issues and they are not responding. Mold growing on the carpet in the area next to the washer/dryer was cleaned. The tack strips are deteriorated and some mold on the back side. Some visible mold growth on the wall in the bathroom and slight			

moisture. Vent fan is not functioning properly and very dirty. I spoke with manager Jamie Navas about the violations. They have an asbestos plan that assumes that all materials are positive. Damage on the popcorn ceiling between the kitchen and dining room area. Issuing an NOV.

1/13/2016 8:20:48AM <u>Inspection Notes:</u>	Recheck	Extension of Time Letter	
I had an appointment with tenant Jasmine Brewer 457-7266 but NR at door. I called and she did not answer the phone LM. I am adding violation for walls in the common hallway and sending extension letter. LM for Jamie Navas 353-0300/809-3475(m). Tenant stated that no one has been in her unit when I set up the appointment.			
2/10/2016 10:15:05AM <u>Inspection Notes:</u>	Recheck	Extension of Time Letter	Jamie Navas manager 353-0300
NR at door. LC. Met with manager Jamie Navas. The eviction hearing is today and should be out by Monday. Sending an extension letter.			
3/9/2016 12:30:24PM <u>Inspection Notes:</u>	Recheck	Extension of Time Letter	
NR at door. LC. LM for manager Jamie Navas 353-0300 and also sent an email Jamie Navas (JamieNavas@towneproperties.com). Nothing has been done in the common areas. Referred to DCE for smoking in the hallways. Sending an extension letter with next action court.			
4/6/2016 10:25:33AM <u>Inspection Notes:</u>	Recheck	Verbal	Amy Rigby manager 353-0300
NR at door. LC. Spoke with new manager Amy Rigby 353-0300. She stated that they were turning this unit. Set appt to inspect at about 10am on April 11. Her email address is amyrigby@towneproperties.com			
4/11/2016 9:40:01AM <u>Inspection Notes:</u>	Recheck	Extension of Time Letter	Amy Rigby manager 353-0300
I was supposed to meet manager Amy Rigby and she was not there. I spoke with her on the phone and she stated that this unit is vacant and they were not able to get work completed because utilities were off. They are trying to turn and re-rent. Sending an extension letter for two weeks.			
4/25/2016 10:35:26AM <u>Inspection Notes:</u>	Recheck	Verbal	Amy Rigby manager 353-0300
The unit is vacant. They have conducted the asbestos testing and it was negative. They have the walls/ceilings cut out. They just need to complete the work. Setting out for two weeks to follow up.			
5/9/2016 10:10:28AM <u>Inspection Notes:</u>	Recheck	Verbal	Amy Rigby manager
Met with manager Amy Rigby. Unit still vacant. The ceiling has been tested and was negative. Still working on the unit. Setting out a couple of weeks to follow up.			
5/24/2016 3:40:39PM <u>Inspection Notes:</u>	Recheck	Verbal	Pat contractor
Met with contractor Pat. Went over the violations that need to be completed before the property can be rented. The unit is vacant. He stated he would probably have work completed in the next. I am setting out for three weeks to follow up.			
6/10/2016 9:50:34AM <u>Inspection Notes:</u>	Recheck	Verbal	Dana Meeks temp manager 443-4415
Met with acting manager Dana Meeks 443-4415 and Pat- contractor. The unit is vacant. They have gotten walls cut out in the kitchen and bathroom but more needs to be cut out. Setting out a couple of weeks to follow up.			
8/3/2016 12:05:48PM <u>Inspection Notes:</u>	Recheck	Verbal	Juanda Shelton manager 749-2875
Met with manager Juanda Shelton 749-2875(m) juandashelton@towneproperties.com. She has been here for three weeks. This unit is vacant but she wants to get health dept notices closed. I have emailed her a copy of the notice. Setting out for three weeks to follow up.			
9/9/2016 11:05:05AM <u>Inspection Notes:</u>	Recheck	Extension of Time Letter	Juanda Shelton manager 749-4415
Met with manager Juanda Shelton 749-2875. This unit is vacant. Nothing has been done on common area and exterior repairs. I let her know that they needed to get these repairs completed and keep the unit vacant until the repairs have been completed			

and a re-inspection has been conducted. Sending an extension letter.

10/4/2016 12:05:28PM <u>Inspection Notes:</u>	Recheck NR at door. LC. I have LM for Juanda Shelton - manager 749-2875 with NR. Sending an extension letter.	Extension of Time Letter
11/1/2016 11:35:57AM <u>Inspection Notes:</u>	Recheck Met with manager Juanda Shelton. She stated that the property has sold and the closing should be Dec 21. I am setting out the recheck until after this date. The unit is still vacant.	Verbal Juanda Shelton manager 317-749-2875
1/3/2017 10:55:33AM <u>Inspection Notes:</u>	Recheck Met with new manager Nathan Wilusz. He stated that the property sold last Monday. No change in ownership at this time. He gave me an email address to send copy of notice since he stated that they were not given any information. (nathan@odinprop.com). He also gave me the email address for the regional manager Ryan Schreeve (ryan@odinprop.com). Creating an extension letter but only emailing it to new management.	Extension of Time Letter Nathan Wilusz manager
1/31/2017 12:40:31PM <u>Inspection Notes:</u>	Recheck NR at door. LC. Stopped by the office to speak to Nathan- manager but the door was locked. LM on 317-353-0300. The assessor records has not changed yet. Setting out four weeks to follow up.	Unknown
2/28/2017 12:10:43PM <u>Inspection Notes:</u>	Recheck Met with regional manager Ryan Shreeve 317-800-1292 (ryan@odinprop.com) and Nathan Wilusz 317-646-0946 (nathan@odinprop.com). Let them know that I was reissuing this for new ownership. Issuing new owner NOV.	NOV RyanShreeve regional manager 317-8001292
3/29/2017 9:00:01AM <u>Inspection Notes:</u>	Recheck Met with regional manager Ryan, manager Nathan and leasing agent Korbin Hamilton. This unit is still vacant and on a rehab list. They will need to tear out more drywall in the laundry room area and kitchen. Still a water leak in the kitchen. Ryan stated that there was a water line leaking on the second floor that had been replaced. Setting out for six weeks to follow up.	Verbal Ryan Shreeve regional manager
5/10/2017 12:45:51PM <u>Inspection Notes:</u>	Recheck Met with maintenance man. He stated that this unit is supposed to be finished at the beginning of June. I set out until mid June to follow up. The unit is still vacant and the kitchen and bathroom have been demolished. Still no sample results before doing the renovations.	Verbal
6/13/2017 9:40:35AM <u>Inspection Notes:</u>	Recheck NR at door. LC. LM for manager Nathan 317-646-0946. I have also follow up with an email. Setting out a week to follow up.	Unknown
6/29/2017 11:40:18AM <u>Inspection Notes:</u>	Recheck NR at door. LC. The neighbor stated that no one lives there. I stopped by the office and the door was locked. Sending an extension letter.	Extension of Time Letter

Correspondence

3022 N WEBSTER AVE, APT 1A

Frederick Square Apartments

Correspondence

Created Date and Time

NOV
Extension Letter 12/16/2015 9:44:13PM
Extension Letter 1/14/2016 10:46:48AM
Extension Letter 2/11/2016 10:48:29AM
Extension Letter 3/10/2016 12:22:47PM
Extension Letter 4/12/2016 9:36:26AM
Extension Letter 9/12/2016 8:32:59AM
Extension Letter 10/5/2016 10:26:31AM
Extension Letter 1/4/2017 12:24:44PM
New Owner NOV 3/1/2017 12:59:37PM
Extension Letter 6/30/2017 9:47:30AM

Violation

Location

Comments

Due Date

Date Corrected

moldy wall-porous	Bathroom	I must inspect the area after the drywall has been removed. Vent fan is dirty.		
inadequate bathroom ventilation	Bathroom			
moldy flooring/carpeting	Hallway			
moldy flooring/carpeting	Storage area adjacent to laundry ro			
moldy cabinets-kitchen	Kitchen under the sink			
service HVAC				
Moldy caulk	Bathroom around tub	The popcorn ceiling must be checked for asbestos before work is completed.		
INT-CEILINGS	Between kitchen/dining room	Hole near the plumbing access panel.		
INT-WALLS	Bathroom linen closet			
INT-WALLS	Common hallway			
WIN-NOT WTHRTGT	Living room			
BTH-TUB JNT DET	Bathroom			
DOR-EXT ILL FIT	Apartment 1A door	Weather stripping missing. Door sweep is damaged.		
DOR-EXT DET/MIS	East building entrance			
DOR-EXT THRESH	East building entrance			
EXT-GUTTERS DET	West side	Gutter leaking at the seams and also leaking between gutter and gutter board.		
EXT-DOWNSP IMP	Southwest corner			
EXT-PNT SOFFITS	West side			

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
12/16/2015	Moisture Meter	Bathroom wall	Moisture		20-30	relative reading	

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	480702	Registered Agent Solutions, Inc Indy Town LP Other (RP) 120 E Market St, Suite 808 Indianapolis, IN 46204 Indy Town LP Owner (RP) 1200 Callowhill St, Suite 403 Philadelphia, PA 19123-3658 Frederick Square Apartments Manager (RP) 6046 E 21st St, Apt 1B Indianapolis, IN 46219 nathan@odinprop.com Work1: (317) 353-0300	808095	08/03/2017		Recheck
Complainant:		Antonio Sanders	Phone:		Case Reason: Mold Residential	
Complaint:		Mold in the bathroom				
Special Instructions:		Apt 1B				
Inspection Summary Notes:						
Case Notes:		04/20/2017	Mailed NOV and also emailed copy to Nathan nathan@odinprop.com		Donna Kueber	
		04/26/2017	4-25-17 Met with tenant Antonio Sanders. Some of the wall has been cut out but still elevated moisture readings near the toilet paper holder. I have attached pictures to the inspection level.		Donna Kueber	
		05/11/2017	Mailed extension letter		Donna Kueber	
		06/30/2017	Mailed extension letter		Donna Kueber	
Activity Thus Far						
Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed			
4/19/2017 1:00:17PM	Initial	Unknown				
Inspection Notes:		I stopped by the property and NR at door. LC. I spoke with regional manager Ryan Shreeve 317-8001292 and set an appt for 4-2017 at 11am				
4/20/2017 11:30:21AM	Recheck	NOV	Antonio Sanders tenant 317-981-0547			
Inspection Notes:		Met with tenant Antonio Sanders 317-981-9547. He stated that his girlfriend is on the lease and has been getting sick. There was a leak about a week ago. Some of the ceiling and wall in the bathroom are cut out but still more that needs cut out and elevated moisture readings behind the toilet. Nathan Wilusz manager met at the property 317-646-0946 (nathan@odinprop.com). He stated that someone from maintenance would be at the property tomorrow to tear out more drywall. He also state that Ryan Shreeve is no longer employed with them. Issuing NOV.				
5/10/2017 12:25:00PM	Recheck	Extension of Time Letter				

Inspection Notes:

Met with maintenance. The unit is vacant. They have some holes cut in the walls but plan to re-do the whole bathroom since it is vacant. They should be starting on the demo in the next week. I have asked him about the asbestos and he does not know anything about testing. I have also spoken with the manager Nathan about doing asbestos testing before and renovation or repairs. To date I have not seen any plans or testing. No training has been conducted either. I don't have any positive samples at this complex. Sending an extension letter.

<u>6/7/2017 11:15:58AM</u>	Recheck	Verbal	Nathan manager
<u>Inspection Notes:</u>	Met with manager Nathan. He stated that this unit is vacant and they are currently working on the unit. Setting out a few weeks to follow up.		
<u>6/29/2017 11:30:49AM</u>	Recheck	Extension of Time Letter	
<u>Inspection Notes:</u>	NR at door. LC. The neighbor stated that no one lives there. I stopped by the office and the door was locked. No exterior work has been completed. Sending an extension letter.		

Correspondence

<u>Correspondence</u>	<u>Created Date and Time</u>
NOV	4/20/2017 5:33:38PM
Extension Letter	5/11/2017 9:55:44AM
Extension Letter	6/30/2017 9:59:37AM

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
moldy wall-porous	Bathroom	I must inspect the area after all the affected drywall has been removed.		
moldy ceiling	Bathroom	I must inspect the area after all the affected drywall has been removed.		
service HVAC				
EXT-GUTTERS DET	All sides			
EXT-DOWNSP IMP	Northeast corner			
EXT-DOWNSP IMP	Southwest corner			
EXT-PNT SOFFITS	All sides			
KIT-SINK TO SWR	Kitchen	Kitchen sink drain is leaking.		05/10/2017

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
4/20/2017	Moisture Meter	Bathroom wall behind the toilet	Moisture		100	relative reading	
4/20/2017	Moisture Meter	Bathroom wall in closete	Moisture		10-20	relative reading	

3038 N WEBSTER AVE, APT 1B
3209 SCHOFIELD AVE

Frederick Square Apartments

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	485132	Endurance Osagjobare Owner (RP) 2931 Eastern Ave Indianapolis, IN 462182827	809218	08/03/2017		Recheck
<div><div><div>Complainant: Harold Gil for Rashan Neblett</div><div>Phone: original concern was for CO (turns out was a gas power washer being used in basement) . Occupant however reports lots of issues including leaking basement and mold growth (which is why power washer was being used.)</div><div>Special Instructions: tenant primary contact is Rashan Neblett 812-558-6634</div></div><div>Inspection Summary Notes: 7/6/2017 Donna, I spoke with occupants and original CO concern was short term use from power washer. They do have a CO alarm now in the home. Tenant has lots of other concerns. See me for more details. Also I was out there about 10 years ago-sounds like some of the same issues.</div><div>Case Notes: 07/10/2017 Mailed NOV Donna Kueber</div></div>						

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
7/6/2017 12:45:29PM	Initial	NOV	Rashan Neblett tenant 812-558-6634
Inspection Notes: Met with tenant Rashan Neblett 812-558-6634. She is on section 8. The basement had flooded and they came over to powerwash with a gas powerwasher in the basement and sent a couple of members of the family to the hospital. The workers supposedly had went to the hospital also. No elevated CO readings at the time of my inspection. They were concerned about some of water intrusion issues and mold in the house. There was some standing water in the basement. Tenant has bought a portable sump pump because when it rains hard the basement always floods. He was not sure about the owner that is listed on the assessor. They speak to someone named Keke 317-717-1842. Another number that they had was 317-213-8392. LM. Issuing NOV.			

Correspondence

Correspondence	Created Date and Time
NOV	7/10/2017 9:52:27AM

Violation	Location	Comments	Due Date	Date Corrected
service HVAC				
moldy wood	Basement			
MSC-DRN UNPRTCT	Basement			
EXT-FOUNDATION				
MSC-YARD GRADNG				

3209 SCHOFIELD AVE

MSC-STANDING H2O

Basement

May be necessary to install a sump pump to eliminate water issues in the basement.

Foundation blocks shifted

Basement

Instrument Readings						
<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>
7/6/2017	MX6 Meter	outside	CO		0	ppm
7/6/2017	MX6 Meter	basement	CO		0	ppm
7/6/2017	MX6 Meter	kitchen	CO		0	ppm

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	480661	CSMA BLT LLC Owner (RP) 225 Townpark Dr NW, Suite 100 Kennesaw, GA 30144-5885 First Key Homes Management Company (RP) 6344 Cornell Ave Indianapolis, IN 46220 Work1: (317) 762-6650 CT Corporation System CSMA BLT. LLC Other (RP) 150 W. Market St. Suite 800 Indianapolis, IN 46204 Work1: (317) 352-3500 CSMA BLT LLC Owner (RP) 875 Third Ave, 12th Floor New York, NY 10022	813293	08/03/2017		Recheck
Complainant: Prencie Rocket Phone: (317) 657-5802 Case Reason: Mold Residential Complaint: on a crawl and unsure if holding water. Signs of water and mold observed upstairs. Looks like some areas have been painted over Special Instructions:						
Inspection Summary Notes:						
4/24/2017 Appt 930am						
5/16/2017 appt 12pm						
6/30/2017 6-23-17 Unable to get in touch with tenant. Setting out a week.						
Case Notes:						
04/25/2017	Mailed NOV				Donna Kueber	
05/18/2017	Mailed extension letter and also emailed copies to Sara Hiatt (shiatt@firstkeyhomes.com) and Kristin Weidele (kweldele@firstkeyhomes.com)				Donna Kueber	
07/10/2017	Mailed extension letter				Donna Kueber	

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
4/24/2017 9:10:33AM	Initial	NOV	Prencie Rocket tenant 317-657-5802
Inspection Notes:			
Met with tenant Prencie Rocket 317-657-5802. She has lived here for about two months and had some moisture issues. Housing inspector Bill Messick was also present since there was a crawl space issue. The management company has installed a dehumidifier in the hallway. There is no visible mold in the house at this time. Some areas in the bathroom and the			

3326 LAUREL ST

northwest bedroom that look to have been affected at one time. The wall in the northwest bedroom had the paint bubbling. The crawl space was dry but several issues with duct work and the dryer vent. I have LM for First Key Homes 317-762-6650 which is the management company per the tenant. Issuing NOV.

<u>5/16/2017 12:05:40PM</u> <u>Inspection Notes:</u>	Recheck Met with tenant Prenice Rocket. Nothing has been completed. There is water standing in the crawl space. The tenant stated that the water has receded a little. I have LM for Kristine Wedele 317-762-6650 and also sent an email <kweldele@firstkeyhomes.com> I have also sent an email to Sara Hiatt (shiatt@firstkeyhomes.com). I am adding a couple of violations for the kitchen sink leaking and some areas in the living floor that have holes and weak. Sending an extension letter.	Extension of Time Letter Prenice Rocket tenant 317-657-5802
<u>6/1/2017 10:00:55AM</u> <u>Inspection Notes:</u>	Recheck They have fixed the plumbing in the bathroom and cleaned out the gutter. Some plastic in the crawl. I have sent an email to Bill Messick about meeting me on Monday to check out the crawl space.	Verbal Prenice Rocket tenant
<u>6/5/2017 11:40:39AM</u> <u>Inspection Notes:</u>	Recheck I had a 12pm appt with the tenant and NR at door. LC.	Unknown
<u>6/30/2017 12:00:33PM</u> <u>Inspection Notes:</u>	Recheck NR at door. LC	Unknown
<u>7/6/2017 2:35:27PM</u> <u>Inspection Notes:</u>	Recheck NR at door. LC. I have LM for tenant Prenice Rocket 317-657-5802 with NR back. Sending an extension letter.	Extension of Time Letter
<u>7/31/2017 1:20:19PM</u> <u>Inspection Notes:</u>	Recheck I have LM for tenant Prenice with NR. Stopped by and LC.	Unknown

Correspondence

<u>Correspondence</u>	<u>Created Date and Time</u>
NOV	4/25/2017 10:19:42AM
Extension Letter	5/18/2017 9:58:03AM
Extension Letter	7/10/2017 10:10:33AM

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
moldy cabinets-kitchen service HVAC	Kitchen under sink			
INT-WALLS	Northwest bedroom wall	Paint is bubbling.		
INT-FLOOR DAM	Living room	Areas near the east that are weak.		
HGT-HT DCT MNT	Crawl space	Several of ducts in the crawl are not connected.		
HGT-REGIS DIRTY	Throughout			
HGT-DRYER VENT				
KIT-SINK TO SWR	Kitchen	Drain line is leaking.		
BTH-SNK IMP SWR	Bathroom	Drain line is leaking.		
EXT-GUTTERS DET				
MSC-SAN MNT OWN	Crawl space			

3326 LAUREL ST

Vapor barrier
Water in crawl space

Crawl space
Crawl space

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
4/24/2017	Moisture Meter	Bathroom wall	Moisture		0-10	relative reading	
4/24/2017	Moisture Meter	Northwest bedroom wall	Moisture		0-10	relative reading	

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	483556	The Landings at 56th Apartment: Manager (RP) 5350 Cider Mill Ln Indianapolis, IN 46226 wevans@hermankittle.com Work1: (317) 545-2226 Fax: (317) 549-9789 The Landings at 56th, LLC Jeffrey L Kittle Owner (RP) 500 E 96TH STREET, Suite 300 Indianapolis, IN 46240	809216	08/03/2017		Recheck
Complainant: Danny Brown		Phone: (317) 956-6705	Case Reason: Mold Residential			
Complaint: Roof has been leaking and insulation all over. Has had issues with squirrels in the attic also.						
Special Instructions:						
Inspection Summary Notes: 6/8/2017 appt 1130						
Case Notes:						
06/09/2017		Mailed NOV and also emailed copy to Whitney Evans - manager				
07/10/2017		Mailed extension letter				
		Donna Kueber				
		Donna Kueber				

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
6/8/2017 11:05:00AM	Initial	NOV	Danny Brown tenant 317-956-6705
Inspection Notes: Met with tenant Danny Brown 3247-956-6705. He has lived here for about three years and supposedly moving out at the end of June. He stated that there have been many water leaks. He is not aware of any current leaks. There is damaged ceiling in the common stairway and the apartment hallway. No filter in the HVAC unit. I spoke with the manager Whitney Evans (wevans@hermankittle.com) and let her know that I was going to be sending a notice for this unit. Issuing NOV.			
7/6/2017 11:25:26AM	Recheck	Extension of Time Letter	Whitney Evans manager
Inspection Notes: Met with manager Whitney. She stated she did not have the notice but looked through her emails and found a copy. Nothing has been done. Sending an extension letter.			

Correspondence

Correspondence	Created Date and Time
NOV	6/9/2017 10:20:44AM
Extension Letter	7/10/2017 10:08:28AM

Violation	Location	Comments	Due Date	Date Corrected
moldy ceiling	Common stairway			

5349 CIDER MILL LN, APT 3A

The Landings at 56th

moldy ceiling	Hallway	I must inspect the area after the drywall has been removed.
inadequate bathroom ventilation	Hallway bathroom	Vent fan is dirty and has insulation in it.
service HVAC		
ELE-CEILFAN DET	Dining room	
HGT-REGIS DIRTY	Bedroom	
KIT-SINK TO H2O	Kitchen	Cold water pressure is too low.
EXT-STEPS		
EXT-PNT TRIM	All sides	
EXT-GUTTERS DET	All sides	
EXT-PNT PRCH FL	Front	Boards damaged and loose.

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	-----------------------------	------------------------------------	--------------	-----------------

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	458297	Karen A Calcano Owner (RP) 264 N Arlington Ave Indianapolis, IN 46219 Mobile: (317) 362-3234	810349	08/03/2017		Recheck
<div><div><div>Complainant: Marci Smith</div><div>Complaint: Possible asbestos flooring. Tenant Dion Mitchell 812-219-3536</div><div>Special Instructions:</div></div><div>Case Reason: Asbestos Residential</div></div>						
Inspection Summary Notes:						
4/22/2016 REFER TO LEGAL						
6/22/2016 9:00 a.m.						

5509 SKYRIDGE DR

Case Notes:

10/29/2015
12/01/2015
12/29/2015
03/14/2016
11/16/2016

Mailed NOV
Mailed extension letter
Mailed extension letter
Mailed extension letter

Donna Kueber and I had appt with owner at 8:30 today. As we were leaving at 8:48, owner pulled up. Indicated that there was a car accident that caused her delay. She had left me a vm on office line at 8:35. Although Donna had another appt scheduled, we stayed and Donna performed inspection of the crawl space. Cap was put on line however sump pump discharge was not connected so it could run to the exterior. Owner wanted us to wait for her to connect but due to other commitments, we were not able to stay. We explained that the line needed to be secured with clamp etc. She indicated that there was a clamp on the end of hose to the sump and she may have a screw driver in the car. unsure if clamp for end of hose to connect to exterior discharge pipe. Another appt was scheduled for 8:00 on Tuesday Nov 22 to check sump discharge. No asbestos testing performed yet. Left VM for Amy Jones and spoke to Mandy S in legal to let them know of one completed item but not compliance on everything.

11/22/2016

Donna and I met owner at property again today. Hose connected to sump pump and to end discharge pipe going through foundation. Clamp on hose still not secured. No water in sump and unsure of condition of pipe leaving foundation to know if water will go to exterior. Attempted to explain to owner again that the court order included discharging to exterior.

11/29/2016

Spoke with new buyer Jeff Cointon (rent to own) 317-775-1526. Sending copy of notice. He is not currently living in the house.

01/26/2016
02/12/2016
03/21/2017
02/20/2017

Mailed extension letter
Mailed extension letter
Mailed extension letter
Mailed extension letter

Lisa Cauldwell, M.P.H.

Donna Kueber

Donna Kueber
Donna Kueber
Donna Kueber
Donna Kueber

Activity Thus Far

Actual Date/Time Type Of Audit

10/19/2015 12:00:51PM

Initial

Inspection Notes:

10-19-15 Referral from Marci Smith in housing. Met with tenant Dion Mitchell 812-219-3536. They had a flood in the family room and damaged the carpet. When taking up the carpet they found the floor tiles that they thought may contain asbestos. Took sample and submitted to lab for analysis.

10-29-15 Sample results positive. I don't have a phone number for owner. Sending NOV with sample results.

11/23/2015 10:25:54AM

Recheck

Inspection Notes:

I had try calling the tenant Dion Mitchell 812-219-3536 and number rang quick busy signal. Stopped by and NR at door LC. I do not have a contact number for the owner and housing stated they do not have a good number either.

Unknown

11/30/2015 1:35:20PM

Recheck

Inspection Notes:

The property is vacant. For Rent sign in yard. Called number 666-1375 and LM. Sending an extension letter to keep vacant.

Extension of Time Letter

5509 SKYRIDGE DR

12/28/2015 11:00:09AM	Recheck	Extension of Time Letter	
<u>Inspection Notes:</u>	NR at door. LC. There are sheets hanging on windows now. The for rent sign is gone. Called and LM on number 666-1375. Sending another extension letter.		
1/25/2016 2:55:21PM	Recheck	Extension of Time Letter	Sharon Wilson tenant 789-5252
<u>Inspection Notes:</u>	Met with new tenant Sharon Wilson 789-5252. She moved in about four weeks ago. Still does not have her belongings unpacked. They have taken up tile in the family room but still mastic on floor. There was a lot of condensation on the windows and I checked in the crawl and there is standing water. Adding this violation. I spoke with Marci Smith - housing inspector and she was going to go out and re-issue her notice because it got closed by mistake. I LM for owner Karen Calcano 666-1375. Sending extension letter.		
2/10/2016 4:00:53PM	Recheck	Unknown	
<u>Inspection Notes:</u>	I had an appointment with tenant Sharon Wilson 789-5252. She was not there and did not answer the phone. LM		
2/11/2016 4:25:33PM	Recheck	Extension of Time Letter	
<u>Inspection Notes:</u>	Former tenant Sharon Wilson called and stated she has moved out. LM for owner Karen Calcano 666-1375. Sending an extension letter.		
3/10/2016 2:30:59PM	Recheck	Unknown	Christina Fitzpatrick tenant 935-2666
<u>Inspection Notes:</u>	I had an appointment with the tenant and she was not there. LM for her about rescheduling for March 11 at 2pm.		
3/11/2016 3:10:47PM	Recheck	Verbal	Chris Bruce tenant 737-9891
<u>Inspection Notes:</u>	Met with tenant Chris Bruce 737-9891. Tenant Chris Bruce has put a sump pump in the crawl space. Water still standing in the crawl. Approx 6 inches. LM for owner Karen Calcano 666-1375.		
3/25/2016 2:00:40PM	Recheck	Verbal	Chris Bruce tenant 737-9891
<u>Inspection Notes:</u>	I was supposed to meet owner at the property between 2-230pm. She was not there. Tenant was there and stated that the owner just took off. I called and spoke with owner Karen Calcano 666-1375. She just left with the pump to pump out the water. There is still at least 3-4 inches of water in the crawl. She is complaining that the tenant are disconnecting the sump but she has it running on an extension cord outside. We spoke about the need to get the crawl dry. Rescheduled meeting for 330pm on Monday.		
3/28/2016 3:25:36PM	Recheck	Verbal	Karen Calcano owner 666-1375
<u>Inspection Notes:</u>	Met with owner Karen Calcano. She is still working on getting the water out of the crawl space. She has enough out and I can see an old sump pump pit in the crawl. Setting out a few days to follow up.		
3/31/2016 2:05:50PM	Recheck	Unknown	
<u>Inspection Notes:</u>	I had a 2pm appt with tenant and NR at door. LC		
4/4/2016 3:10:56PM	Recheck	Unknown	
<u>Inspection Notes:</u>	NR at door. LC. Not sure if the water out of the crawl space. They have done some work on the roofing in the front near the garage.		
4/8/2016 1:30:41PM	Recheck	Verbal	Chris Bruce tenant 737-9891
<u>Inspection Notes:</u>	Met with tenant Chris Bruce. Still temp sump in the crawl trying to get water out. LM fo owner Karen Calcano 666-1375 with NR back yet. Setting out a couple of weeks to follow up. Some of the soffit boards on the front have been replaced.		
4/22/2016 1:30:22PM	Recheck	Verbal	Karen Calcano owner 666-1375
<u>Inspection Notes:</u>	Nothing more has been done. Still water in the crawl space. Let owner Karen Calcano that I was filing for court.		
6/22/2016 9:45:16AM	Court	Christina tenant	

5509 SKYRIDGE DR

Inspection Notes:

There is still some water in the crawl and too muddy for me to crawl into the space. Temporary sump pump hooked up with extension cord. Was supposed to meet owner Karen but she was not there.
No one appeared in court. They did not receive good service. Sending request to PO for address.

Court Notes:

7/27/2016 2:00:08PM Court Continuance

Inspection Notes:

NR at door. LC. I have LM for owner Karen Calcano with NR.

Court Notes:

Karen Calcano appeared in court. She stated that work was completed. Housing case was also in court. We have scheduled an appointment for Aug 2 at 10am to inspect and the next court date is Aug 9 at 9am. The tenants are under eviction and supposed to be out Aug 1 at 4pm.

8/5/2016 8:45:10AM

Court Continuance

Inspection Notes:

Met with owner Karen Cancano at the property. The house is vacant now. No water in the crawl. There are some issues with mold and wood in the crawl. She has a temporary sump pump installed in the crawl. The pump in the pit is connected to the sanitary sewer line. Some electrical issues in the crawl space. No information on what happened with the floor tile in the family room.

Court Notes:

Owner Karen Calcano appeared in court. She has agreed to keep the property vacant. By next recheck, Air sample results for asbestos and waste manifest if material is still available. A contract to do the sump pump and replace wood in the crawl space. Marci Smith has a case on this address also.

8/31/2016 8:15:55AM

Court Continuance

Inspection Notes:

House is vacant. No electric at the house. Sump pump hooked to generator. Water out of crawl but the area is very muddy/moist. Discharge is going to exterior but the sanitary sewer line is not capped.

Court Notes:

Karen Calcano appeared in court. Went before the judge and order to have the mold completed in the crawl space, air samples and cap the sewer line in the crawl space. \$1000 fine taken under advisement.

9/27/2016 3:05:55PM

Court Continuance

Inspection Notes:

The property is still vacant. For Sale and For Rent sign in front yard. I have called Karen Calcano and LM with NR back yet. I have attached the pictures that I took on Sept 14 when we met at the property.

Court Notes:

Karen Calcano appeared in court and we went before the judge. She has not gotten the sump pump issue resolved and does not have air sample results. The fine \$1000 that was taken under advisement was not imposed at this time but will be imposed if not in compliance at the next court date. Court ordered inspection on Oct 26 at 9am. Ms Calcano stated in court that the property has been sold but it is more like a rent to buy situation.

10/26/2016 9:00:15AM

Court Continuance

Inspection Notes:

There was a court ordered inspection at 9am. No one at the property. LC at door. Does not appear that the sump pump is discharging to the exterior. The for rent and for sale sign gone from yard. I don't see any furniture in the bedroom but there are lawn chairs on the back porch and a grill.

Court Notes:

Owner Karen Calcano appeared in court. Went before the judge and I have attached the court findings. A \$250 fine imposed with a \$10/day fine until in compliance. Court ordered inspection on Dec 7 at 9am.

12/7/2016 8:40:25AM

Court Continuance

Inspection Notes:

Court appointed time to inspect was 9am but no one was at the property.

Court Notes:

No one appeared in court. Went before the judge an a new hearing date was set with an order to inspect on Jan 11 at 9a. I have not received the copy of the order to inspect yet. Fine was increased to \$300 and the daily fine continues.

1/11/2017 1:00:46PM

Court Continuance

Inspection Notes:

NR at door. LC I tried to call Karen Calcano 317-362-3234 and the phone was not a working number. I also called supposed buyer Jeff Cointon 317-775-1526. LM with NR back yet.

5509 SKYRIDGE DR

Court Notes:

Went before the judge and the fines have stopped and the court will enter a judgement that will be recorded and added as a lien on the property. I will get a vacate notice from the court to post on the door. Court case was dismissed and I will follow out of court.

<u>1/26/2017 12:30:03PM</u> <u>Inspection Notes:</u>	Recheck There is a for rent sign in the yard and the vacate notice has been removed from the front door. I have let attorney Amy Jones know this information. The case is not currently in court but has a judgement against the property. I will re-post the vacate notice. LM on the number that was on the for rent sign. 317-332-0125.	Unknown
<u>2/17/2017 1:10:40PM</u> <u>Inspection Notes:</u>	Recheck The house is vacant. The vacate notice was removed again and I reposted. LM for Karen Calcano 317-332-0125 with NR. I checked utilities. The electric is on in Karen Calcano name but no water/gas service. Sending an extension letter.	Extension of Time Letter
<u>3/6/2017 10:25:31AM</u> <u>Inspection Notes:</u>	Recheck The vacate sign was down again. The for sale sign is gone in the yard but no change in ownership. Reposted the vacate sign. Setting out a couple of weeks to follow up.	Unknown
<u>3/20/2017 10:20:46AM</u> <u>Inspection Notes:</u>	Recheck The vacate notice has been removed again. I reposted on March 14 and also today. The for sale sign is not in the yard. Still appears to be vacant. LM for owner Karen Calcano 317-332-0125 with NR. Sending an extension letter.	Extension of Time Letter
<u>4/10/2017 8:40:29AM</u> <u>Inspection Notes:</u>	Recheck NR at door. The vacate notice was not on the door. Reposted. I have also attached an OTA and SC from the court for a court date on May 11.	Unknown
<u>5/10/2017 8:20:05AM</u> <u>Inspection Notes:</u>	Recheck The vacate sign was down again. Reposted. NR at door. LC. I have referred the wood on ground and TV to housing. No contact with owner Karen Calcano. This is in court again and the next court date is set for June 22. The notice and fines have been recorded so it will show up if the property is sold.	Unknown
<u>6/21/2017 8:20:15AM</u> <u>Inspection Notes:</u> <u>Court Notes:</u>	Court The vacate notice was down again. No apparent repairs. The soffit is becoming damaged again. No one appeared in court. Court date reset for July 20. Sending OTA	
<u>7/19/2017 1:45:51PM</u> <u>Inspection Notes:</u> <u>Court Notes:</u>	Court Continuance The vacate notice was gone. Reposted the sign. LC at door. Amy dismissed the court case. The case has been recorded. I will follow out of court for awhile.	

Correspondence

Correspondence	Created Date and Time
NOV	10/29/2015 9:23:04AM
Extension Letter	12/1/2015 9:53:12AM
Extension Letter	12/29/2015 11:52:49AM
Extension Letter	1/26/2016 9:54:39AM
Extension Letter	2/12/2016 10:29:26AM
Extension Letter	3/14/2016 10:07:51AM
Extension Letter	2/20/2017 10:47:02AM
Extension Letter	3/21/2017 10:57:33AM

5509 SKYRIDGE DR

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
------------------	-----------------	-----------------	-----------------	-----------------------

ASB FLOOR TILE	Family room			
Crawl access not secured	South side			
Water in crawl space	Crawl Space			

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	-----------------------------	------------------------------------	--------------	-----------------

Samples

<u>Date Collected</u>	<u>Sample ID</u>	<u>Sample Type</u>	<u>Sample Result</u>	<u>Test</u>	<u>Lab Result</u>	<u>Test Result</u>
-----------------------	------------------	--------------------	----------------------	-------------	-------------------	--------------------

10/19/2015	dk101915-01	Asbestos			Positive	
------------	-------------	----------	--	--	----------	--

5509 SKYRIDGE DR

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	472021	Karen A Calcano Owner (RP) 264 S Arlington Ave Indianapolis, IN 46219 Mobile: (317) 362-3234	810350	08/03/2017		Recheck
Complainant: Karen Calcano			Phone: (317) 666-1375		Case Reason: Indoor Air Residential Issuing notice for some issues in the crawl space that were not found until the water was out of the crawl space.	
Complaint: Issuing notice for some issues in the crawl space that were not found until the water was out of the crawl space.						
Special Instructions:						
Inspection Summary Notes:						
Case Notes:		09/15/2016	Mailed NOV			Donna Kueber
		11/29/2016	Spoke with new buyer Jeff Cointon (rent to own) 317-775-1526. Sending copy of notice. He is not currently living in the house.			Donna Kueber
		02/20/2017	Mailed extension letter			Donna Kueber
		03/21/2017	Mailed extension letter			Donna Kueber

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
9/14/2016 9:00:05AM	Initial	NOV	Karen Calcano owner 317-666-1375
Inspection Notes: Met with owner Karen Calcano and housing inspector Marci Smith. There is a court case on this one for the asbestos and water in the crawl space. The water to the house if off currently. The water out of the crawl but very muddy. Owner stated she would not fix the issues in the crawl unless she had a notice so I am issuing this notice to cover violations that I could not see when water was standing in the crawl space. The house is currently vacant. Issuing NOV.			
9/27/2016 3:00:03PM	Recheck	Verbal	
Inspection Notes: The property is still vacant and for sale and for rent signs in the front yard. LM for Karen Calcano but she has not called back. I was going to try to get these violations added in court but supposedly Ms Calcano has requested an Adm hearing. I have not seen the request yet. Setting out to coincide with court date. Court ordered inspection for Oct 26 at 9am.			
10/26/2016 8:40:22AM	Recheck	Unknown	
Inspection Notes: There was a court ordered time to inspect this at 9am but no one at the house. The for rent and for sale signs are gone in the front yard. I don't see any furniture in the house but there are lawn chairs in the back and a grill. LC at door. No change in ownership. The last time I spoke with Ms Calcano she stated that she sold the property. I have attached the court document from the hearing on Oct 27. Owner stated in court that the property sold but no change in assessor record.			
12/7/2016 8:40:07AM	Recheck	Unknown	
Inspection Notes: There was a court appointed time to inspect at 9am today but no one was at the property. I believe there has been an administrative hearing requested but have not seen the date for that yet. Since I have not heard anything regarding the administrative hearing request. Setting this recheck to coincide with the court case.			
1/11/2017 12:55:40PM	Recheck	Unknown	
Inspection Notes: NR at door. LC I tried to call Karen Calcano 317-362-3234 and the phone was not a working number. I also called supposed buyer Jeff Cointon 317-775-1526. LM with NR back yet.			

5509 SKYRIDGE DR

Sylvia stated that no one has followed up on the adm hearing request. Court case has been closed and judgment entered from that case. Order to vacate will be posted. Setting out to follow up on the vacate notice.

1/26/2017 12:40:30PM <u>Inspection Notes:</u>	Recheck Unknown There is a for rent sign in the yard and the vacate notice has been removed from the front door. I have let attorney Amy Jones know this information. The case is not currently in court but has a judgement against the property. I will re-post the vacate notice. LM on the number that was on the for rent sign. 317-332-0125.
2/17/2017 1:10:01PM <u>Inspection Notes:</u>	Recheck Extension of Time Letter The house is vacant. The vacate notice was removed again and I reposted. LM for Karen Calcano 317-332-0125 with NR. I checked utilities. The electric is on in Karen Calcano name but no water/gas service. Sending an extension letter.
3/6/2017 10:40:29AM <u>Inspection Notes:</u>	Recheck Unknown The vacate sign was down again. The for sale sign is gone in the yard but no change in ownership. Reposted the vacate sign. Setting out a couple of weeks to follow up.
3/20/2017 10:30:25AM <u>Inspection Notes:</u>	Recheck Extension of Time Letter The vacate notice has been removed again. I reposted on March 14 and also today. The for sale sign is not in the yard. Still appears to be vacant. LM for owner Karen Calcano 317-332-0125 with NR. Sending an extension letter.
4/10/2017 8:55:51AM <u>Inspection Notes:</u>	Recheck Unknown NR at door. The vacate notice was not on the door. Reposted. I have also attached an OTA and SC from the court for a court date on May 11.
5/10/2017 8:35:06AM <u>Inspection Notes:</u>	Recheck Unknown The vacate sign was down again. Reposted. NR at door. LC. I have referred the wood on ground and TV to housing. No contact with owner Karen Calcano. This is in court again and the next court date is set for June 22. The notice and fines have been recorded so it will show up if the property is sold.
6/21/2017 8:35:48AM <u>Inspection Notes:</u> <u>Court Notes:</u>	Court The vacate notice was down again. No apparent repairs. The soffit is becoming damaged again. No one appeared in court. Court date reset for July 20. Sending OTA
7/19/2017 1:45:29AM <u>Inspection Notes:</u> <u>Court Notes:</u>	Court Continuance The vacate notice was gone. Reposted the sign. LC at door. Amy dismissed the court case. The case has been recorded. I will follow out of court for awhile.

Correspondence

<u>Correspondence</u>	<u>Created Date and Time</u>
NOV	9/15/2016 11:47:30AM
Extension Letter	2/20/2017 10:49:03AM
Extension Letter	3/21/2017 11:01:33AM

Violation	Location	Comments	Due Date	Date Corrected
ELE-OUTPLAT MIS	Crawl space			
ELE-OPEN SPLICE	Crawl space			
SUMP/SANITARY CROSS CONNE	Crawl space			
No vapor barrier	Crawl space			

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	---------------------------------	--	--------------	-----------------

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	466767	Greybarn One, LLC Owner (RP) 2661 S Santa Anna St Chandler, AZ 85286-7908	810348	08/04/2017		Recheck
Complainant: GWEN		Phone: (570) 540-1798	Case Reason: Mold Residential			
Complaint:		Caller states that there is mold in her kitchen, bathroom, and basement. She also states that the house has a damp musty smell.				
Special Instructions:						
Inspection Summary Notes:						
5/25/2016		appt 9am				
7/27/2016		REFER TO LEGAL				
9/28/2016		9:00 a.m.				
Case Notes:						
05/26/2016		Mailed NOV				Donna Kueber
06/16/2016		Mailed extension letter and also made another referral for lead				Donna Kueber
06/29/2016		Mailed extension letter				Donna Kueber
06/23/2017		Mailed extension letter and also emailed copy to Eric Bruce (ericbruce678@gmail.com). Mail returned from this email address				Donna Kueber
03/03/2017		Mailed extension letter				Donna Kueber
06/08/2017		6-7-17 Spoke with Chris 480-862-3205. He was interested in buying the property and was given the notice of violation. He had questions regarding the "write up". At the end of the conversation, I don't think he is going through with the purchase.				Donna Kueber
05/31/2017		Mailed extension letter				Donna Kueber
02/03/2017		Mailed new owner NOV				Donna Kueber
07/21/2017		Mailed extension letter				Donna Kueber
Activity Thus Far						
Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed			
5/25/2016 8:55:13AM	Initial	NOV	Gwen Rois tenant 570-540-1798			
Inspection Notes:						
Met with tenant Gwen Rois 570-540-1798. They had signed a lease but work was not done and want to get out of the lease. I have given them legal aid number. There are numerous issues with the house. I have referred to lead and also referred for HWG and old carpet behind the garage. There is a tarp on roof and elevated moisture readings on wall in bedroom closet. Wood in the basement is wet to touch. Ductwork rusted and disconnected. I have spoken with James Ricketts 317-601-8260. He is the one that collected the rent and did the lease. Owner is an LLC in FL and not registered with IN Sec of state. Issuing NOV.						
6/15/2016 11:20:42AM						
Recheck		Extension of Time Letter				
Inspection Notes:						
NR at door. LC. The house appears to be re-occupied. No exterior repairs have been made. LM for James Ricketts 601-8260. Sending an extension letter with next action court. Added steps onto the notice. There is a trash notice but did not see that it addresses the old carpet behind the garage. Sent email to Martin Fields. I don't see that a lead case has been open so sent an email to Dan Fries.						

1430 N DENNY ST

6/29/2016 8:15:15AM <u>Inspection Notes:</u>	Recheck NR at door. LC. House appears to be vacant. LM for James Ricketts 601-9260. Sending an extension letter to keep vacant.	Extension of Time Letter
7/27/2016 1:15:00PM <u>Inspection Notes:</u>	Recheck It appears that the property has been re-occupied. LM for James Ricketts 601-8260 with NR. I am filing for court action. Grass in the front has been cut but still HWG and old carpet by the garage. Housing has an emergency No water complaint from 7-26-16 from Kimberly Breazel 599-0430. I am filing for court since nothing has been completed on the exterior.	Unknown
9/28/2016 9:05:46AM <u>Inspection Notes:</u>	Court Property is vacant now. It appears the tenant may have just moved out because mattresses at the curb side. No work has been completed. LM for James Ricketts 601-8260.	
Court Notes:	No one appeared in court. No service report back. OTA for six weeks.	
11/9/2016 9:15:47AM <u>Inspection Notes:</u>	Court Continuance The house may be vacant. LC at door. Nothing has been done on the exterior. Referring to housing for trash in yard.	
Court Notes:	No one appeared in court. Amy had sent a letter and it was picked up but not by a member of the LLC. She has reset for Dec 15 and will send OTA.	
12/13/2016 12:45:02PM <u>Inspection Notes:</u>	Court Continuance The property is still vacant. No apparent exterior repairs. Trash is still at the property.	
Court Notes:	No one appeared in court. Amy had sent a letter and it was not returned. No service report. Issuing OTA.	
2/1/2017 12:45:43PM <u>Inspection Notes:</u>	Court Continuance NR at door. The assessor record has changed.	
Court Notes:	Court case was dismissed for change of ownership	
2/2/2017 3:20:29PM <u>Inspection Notes:</u>	Recheck I am issuing a new owner NOV. The case was dismissed from court for the change of ownership. There is no record of the LLC on the secretary of state.	NOV
3/2/2017 9:45:10AM <u>Inspection Notes:</u>	Recheck The property is still vacant/secured. No change in ownership. Sending an extension letter to keep vacant. No apparent exterior repairs. I LC at door also since I do not have any contact phone number for the owner.	Extension of Time Letter
4/10/2017 9:10:21AM <u>Inspection Notes:</u>	Recheck The house is still vacant/secured. No work has been completed. I had a conversation with the new owner Samuel Soto (ssoto@bhphomes.com) 813-345-2473. He plans to get the house up to code this spring. I let him know that I would follow up at the end of May.	Unknown
5/30/2017 11:25:36AM <u>Inspection Notes:</u>	Recheck NR at door. LC. It appears that the property has been re-occupied. LM for Samuel Soto and also sent and email (ssoto@bhphomes.com) 813-345-2473. I am sending an extension letter with next action court.	Extension of Time Letter
6/19/2017 11:20:02AM <u>Inspection Notes:</u>	Recheck NR at door. LC The house has been painted but still deteriorated wood. No change in ownership.	Unknown
6/22/2017 12:05:11PM <u>Inspection Notes:</u>	Recheck Met with tenant at the property. She would not give me her name but she gave me the person that she is paying rent to. Eric Bruce 317-717-9824. I have spoken with Mr Bruce and he stated that he bought the property in March. I let him know that the assessor records don't reflect him as the owner. He wanted me to email him a copy of the notice (ericbruce678@gmail.com) Sending extension letter.	Extension of Time Letter

1430 N DENNY ST

7/20/2017 3:15:40PM

Recheck

Extension of Time Letter

Inspection Notes:

NR at door. LC. I had a phone call from Eric Bruce 317-717-9824 that stated he is the owner of the property. The assessor record does not reflect this. I have added him as an interested party. Sending an extension letter.

Correspondence**Correspondence****Created Date and Time**

NOV
Extension Letter 5/26/2016 10:34:52AM
Extension Letter 6/16/2016 9:19:30AM
Extension Letter 6/29/2016 10:43:16PM
New Owner NOV 2/3/2017 11:43:00AM
Extension Letter 3/3/2017 10:57:35AM
Extension Letter 6/1/2017 9:19:42AM
Extension Letter 6/23/2017 10:45:54AM
Extension Letter 7/21/2017 10:46:59AM

Violation**Location****Comments****Due Date****Date Corrected**

moldy wall-porous

Basement stairway

I must inspect the area after the drywall has been removed.

moldy wall-porous

Kitchen under the sink

moldy wall-porous

Northeast bedroom closet

inadequate bathroom ventilation

Bathroom

moldy cabinets-kitchen

Kitchen under the sink

service HVAC

Moldy caulk

Bathroom

Moldy door frame

Basement stairway

moldy wood

Basement

ELE-SER BOX INA

Breakers missing.

ELE-SER MIS COV

Hanging wires and exposed wiring.

ELE-WIRING DEF

Basement

INT-FLOOR DAM

Living room near kitchen

WIN-DAM SCREENS

Throughout

HGT-HT DCT MNT

Crawl space

HGT-HT DCT MNT

Kitchen

Register is rusted in kitchen and hole.

HGT-REGIS DIRTY

Throughout

DOR-EXT LOCK

Front

EXT-ROOF

EXT-FOUNDATION

EXT-STEPS

1430 N DENNY ST

EXT-PNT TRIM
EXT-GUTTERS DET
EXT-DOWNSP IMP
MSC-WALK/DRV MT
EXT-PNT WIN FRA
EXT-PNT WIN SAS
MSC-SMK DET OWN
TUB-PEELING
Exposed tack strip

All sides
All sides
Front
All sides
All sides
Bathroom
Living room

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
5/25/2016	Moisture Meter	Bedroom closet	Moisture		100	relative reading	

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	484706	Cogency Global Inc. SO 38th Street, LLC Other (RP) 155 E Market St, Suite 800 Indianapolis, IN 46204 SPANISH OAKS APARTMENTS Manager (RP) 3645 WINGATE CT INDIANAPOLIS, IN 46235 kbenner@altitudeproperties.net Work1: (317) 898-8214 Fax: (317) 899-5707 SO 38TH STREET, LLC Owner (RP) 3645 WINGATE CT Los Angeles, CA 90025 Work1: (317) 898-8214 SO 38th Street LLC Owner (RP) 11400 W. Olympic BLVD, STE 860 Los Angeles, CA 90064	813291	08/04/2017		Recheck
<div> <div> Complainant: Denise Rosebrough Complaint: public health nurse referring property for mold on several walls; also look for other potential respiratory irritants/allergens </div> <div> Case Reason: IAQ - Population Health Ref </div> </div>						
Special Instructions: Occupant: Maria Salazar-Zuniga, 317-960-0752. Spanish speaking only.						
Inspection Summary Notes: 6/26/2017 Possible appt 6-26-17 at 830am 7/31/2017 7-24-17 Trying to coordinate with Public Health Nurse						
Case Notes: 06/27/2017 Mailed NOV and also email copy to manager Kyle Benner Donna Kueber						

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
6/26/2017 8:10:43AM	Initial	NOV	Maria Salazar-Zuniga tenant 317-960-0752
Inspection Notes: Met with tenant Maria Salazar-Zuniga 317-960-0752. She only speaks spanish so I had Janeth Gomez with me to interpret. The public health nurse Denise Rosebrough came towards the end of the inspection. We are going to try to coordinate a joint inspection on the recheck. The child has not had any further issues since her last visit. There is some visible mold on walls in the bedrooms and living room and furnace closet area. There is no elevated moisture reading on walls at this time. Tenant stated that she had her mattress next to the wall at one time and it also had mold. The exterior has overhangs coming down			

and no gutters on the area to divert water away from the structure. A little bit of a negative grade. Stopped by the office and spoke with manager Kyle Benner. He did not have any work orders for this unit. Let him know that I was issuing the notice. Issuing NOV. emailed inspection summary to Public Health Nurse Denise Rosebrough.

7/31/2017 9:30:45AM	Recheck	Unknown
<u>Inspection Notes:</u>		
I have sent an email to Public Health Nurse Denise Rosebrough <DRosebrough@MarionHealth.org>. I had LM with NR. The exteriors still has some issues. I have sent an email to Kyle Benner (kbenner@altitudeproperties.net) regarding the exterior. Setting out a few days for response back from Public Health Nurse.		

Correspondence

<u>Correspondence</u>	<u>Created Date and Time</u>
NOV	6/27/2017 11:37:13AM

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
moldy wall-porous	Both bedrooms	I must inspect the area after the drywall has been removed.		
moldy wall-porous	Furnace closet			
moldy wall-porous	Living room near patio door			
moldy baseboards	Both bedrooms			
moldy windows	West bedroom			
moldy flooring/carpeting	Both bedrooms			
moldy flooring/carpeting	Living room near patio door			
service HVAC				
Moldy door frame	Patio door			
EXT-PNT TRIM	All sides			
EXT-GUTTERS DET	All sides			
MSC-YARD GRADNG				

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
6/26/2017	Moisture Meter	West bedroom wall	Moisture		0-10	relative reading	
6/26/2017	Moisture Meter	East bedroom wall	Moisture		0-10	relative reading	
6/26/2017	Moisture Meter	Living room wall	Moisture		0-10	relative reading	

Program	Case # / Permit #	Responsible / Interested Parties All Contacts (Loans/HazMat only)	Insp ID	Recheck Date	Overdue	Type of Inspection
Indoor Air Quality	481761	Indy Apartments LLC Zack Lawrence/John Jamison Owner (RP) 2247 San Diego Ave, Suite 235 San Diego, CA 92110-2943 <hr/> Indy Apartments, LLC Connie Keen Other (RP) 9108 E 38th Place Indianapolis, IN 46235 conniekindyaptsllc@gmail.com Mobile: (317) 551-6434	810084	08/04/2017		Recheck
<div><div><div><div><div>Complainant:</div><div>Tianna Mason</div></div><div><div>Complaint:</div><div>While performing another inspection, this tenant wanted me to check her unit</div></div><div><div>Special Instructions:</div><div></div></div><div><div>Inspection Summary Notes:</div><div></div></div><div><div>Case Notes:</div><div></div></div></div><div><div>Case Reason:</div><div>Mold Residential</div></div></div></div>						
<div><div>Donna Kueber</div><div>Donna Kueber</div><div>Donna Kueber</div><div>Donna Kueber</div></div>						

Activity Thus Far

Actual Date/Time	Type Of Audit	Correspondence on Inspection	Person Interviewed
5/9/2017 10:10:12AM	Initial	NOV	Tianna Mason tenant
Inspection Notes:			
While performing another inspection at this location, this tenant wanted me to look at issues that they were having in the unit. Met with tenant Tianna Mason. She currently does not have a phone. There is a leak above her and causing damage in her unit. Ceilings in various areas have had water damage. I have spoken with manager Connie Keen. Issuing NOV.			
5/23/2017 1:40:46PM	Recheck	Unknown	
Inspection Notes:			
NR at door. LC. Sent an email to manager Connie Keen with NR back yet.			
5/31/2017 9:10:06AM	Recheck	Extension of Time Letter	Damon maintenance
Inspection Notes:			
Met with tenant and maintenance Damon. Nothing has been done. Damon stated that the tenants are under eviction. I am sending an extension letter with next action court.			
6/30/2017 10:15:04AM	Recheck	NOV	
Inspection Notes:			
Met with tenant. Nothing has been done. The number on the door has changed to 307 which makes more since in the numbering scheme. I have changed the profile to indicate unit 307 instead fo 301. Issuing a new NOV.			
7/14/2017 1:00:21PM	Recheck	Extension of Time Letter	
Inspection Notes:			
Met with tenant friend. They did not let me come into the unit but I could still see many violations from the door. Spoke with			

Connie- manager and she stated that the tenants are under eviction and should be out at the beginning of August. I am setting the recheck until after that to follow up on occupancy status. Sending an extension letter.

Correspondence

<u>Correspondence</u>	<u>Created Date and Time</u>
NOV	5/10/2017 10:17:24AM
Extension Letter	6/2/2017 9:26:33AM
NOV	7/3/2017 10:04:11AM
Extension Letter	7/19/2017 9:36:40AM

<u>Violation</u>	<u>Location</u>	<u>Comments</u>	<u>Due Date</u>	<u>Date Corrected</u>
moldy wall-porous	Bathroom	I must inspect the area after the drywall has been removed.		
moldy ceiling	Bathroom			
moldy ceiling	Hallway			
moldy ceiling	Living room	I must inspect the area after the drywall has been removed.		
Moldy door frame	Bathroom			
ELE-WIRING DEF	Water heater closet			
ELE-FIX DAM/DET	Kitchen			
ELE-OUTPLAT MIS	East bedroom			
INT-FLOOR DAM	Hallway			
INT-FLOOR DAM	Living room near window			
WIN-NOT WTHRTGT	Throughout			
WIN-NO SCREENS	Throughout			
KIT-DET/INA CAB	Kitchen	Cabinets are damaged.		

Instrument Readings

<u>Audit Date</u>	<u>Instrument</u>	<u>Location</u>	<u>ReadingType</u>	<u>Parameter / Compound</u>	<u>Results / Correlation Value</u>	<u>Units</u>	<u>Comments</u>
-------------------	-------------------	-----------------	--------------------	-----------------------------	------------------------------------	--------------	-----------------