



Indiana State Department of Health

Environmental Public Health Division
100 N. Senate Ave., N855
Indianapolis, Indiana 46204
317/233-7173 Fax: 317/233-7047
www.eph.in.gov

Mobile Home Community Inspection Report

JUN 11 2018

May 21, 2018
Notice

Heritage Estates MHP, LLC
Craig M. Sloan
PO Box 964
Huntington, IN 46750
Phone: (260) 433-2081
Email: mhppropertymanagement@gmail.com

85-409
Heritage Estates
500 East SR 13
North Manchester, IN 46962
Wabash County
License Expires: 12/31/2019

The following violations of IC 16-41-27 and/or 410 IAC 6-6 must be corrected by June 26, 2018.

After the compliance date, if the violations listed below remain uncorrected; an enforcement action may be initiated to obtain the correction of these violations. This action could include civil penalties.

1. Containers that can retain water were observed on lots 1, 5, 7, 12, 13, 16, and 18. This is a violation of 410 IAC 6-6-14(b). *Open containers collect water and during the mosquito breeding season create breeding places for mosquitos.*
2. Miscellaneous refuse was allowed to accumulate on lots 1 (bucket), 12 (tire), 13 (bucket), 5 (tires), 16 (plastic container), 7 (plastic containers) 18 (tires-buckets), 20 (sofa), 22 (carpet), and 24 (shower). This is a violation of IC 16-41-27-12, 410 IAC 6-6-9(e), and 410 IAC 6-6-14(b).
3. The vacant mobile home on lot 22 was not secured to prevent unauthorized entry. This is a violation of 410 IAC 6-6-14(b).
4. Cats were running at large on lots 13, 22, and 25. This is a violation of IC 16-41-27-16. *Note: This does not apply to feral cats (identified by a notched ear and caught and released as part of spay and neuter programs designed to reduce the number of feral cats in the area). Feral cats are by definition wild and not stray cats. They have no human contact and are not fed or sheltered by humans. The cats cited in this violation were not feral cats.*
5. A small plastic or inflatable swimming pool containing water creates a breeding place for mosquitoes and a drowning hazard on lot 20. This is a violation of 410 IAC 6-6-14(b). *Small plastic or inflatable pools must be emptied of water after each use and stored not collect water.*
6. Refuse generated by the residents was not properly stored before pick-up, in substantial fly-tight watertight containers on lot 22. This is a violation of 410 IAC 6-6-9(b).
7. Baled straw was used as skirting material on lots 17. This is a violation of 410 IAC 6-6-3(d).
8. Holes in the ground were located on mobile home lot 12. This is a violation of 410 IAC 6-6-14(b).
9. Grass and weeds were not mowed on lots 10 and 22. This is a violation of 410 IAC 6-6-14(b).

Remember,

The constructing or alteration of a mobile home community, or construction or alteration of the sewage collection system and any septic tank absorption field can be made only after plans for the proposed construction or alteration have been submitted to and approved by the state department. IC 16-41-27-22

The certifying design professional must inspect and certify construction of new manufactured home communities; or any changes to a manufactured home community. 410 IAC 6-6-3.



Each mobile home or manufactured home must be installed by a manufactured home licensed installer. All new homes must be installed in accordance with the manufacturer's installation instructions and all used homes installed in accordance with the manufacturer's installation instructions, if such installation instructions are available. 410 IAC 6-6-11(e-g). A list of licensed installers can be found at <https://mylicense.in.gov/everification/Search.aspx>.

A weather radio must be supplied inside each manufactured home installed by the licensed installer. The weather radio must be equipped with the following features: (1) Tone alarm activation. (2) Specific alert message encoding, or SAME, technology. (3) Public alert standard (CEA-2009) certification. IC 25-23.7-8-6 (b)

Mobile Home Community Information on File

Phone: (260) 433-2081
33 Lots
Water Supply: Public Utility
PWSID: N/A
Sewage Disposal: Public Utility
Swimming Pool: No
Email: mhppropertymanagement@gmail.com

Manager Information

Craig Sloan
PO Box 964
Huntington, IN 46750
(260) 433-2081
mhppropertymanagement@gmail.com

Inspected by:

Robert L. De Beck
Environmental Health Scientist
(317) 431-5343
rdebeck@isdh.in.gov

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