

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Neighborhood Improv Prog Section
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 011883081
Section ID#: NIP
Inspection Date: December 29, 2015
District #: 190
CT: 91

dupl-cod

Recipients:
KEVIN L PERKINS, 2217 N SHERMAN BLVD, MILWAUKEE WI 53208-0000 1/17/16 TF
KEVIN L PERKINS, 8014 N 94TH ST, MILWAUKEE, WI 53224

Re: 2217-2219 N SHERMAN BL
AKA:2217 N SHERMAN BL

Taxkey #: 347-0905-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below within 210 days of service of this order.

This property is designated as an historic building under the City's Historic Preservation Ordinance. Prior to making any exterior repairs you must contact the Historic Preservation Commission at 286-5712 to determine whether any special conditions apply.

Certificate of Code Compliance Program. The City of Milwaukee Code of Ordinances includes a provision for a Certificate of Code Compliance in designated areas and properties in the city. The violations noted in this letter prevent the issuance of the final certificate.

Exterior Sides

General

- 1. 275-32-3-b
All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration.

- 2. 275-32-3-c-2
Paint previously painted surfaces in a workmanlike manner.

South Side

- 3. 275-32-3
Replace all missing or defective flashing to make roof watertight.

Handwritten notes: on 8/17/16

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

- ~~4. 225-4-a-1~~
Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.
- ~~5. 275-32-3~~
Replace defective bricks or blocks in exterior wall.
- ~~6. 275-32-3~~
Restore exterior wall to a watertight condition. (Around Windows)
- ~~7. 275-42-4~~
Provide at least one window screen for each habitable room.
- ~~8. 275-32-4-a~~
Replace broken window pane.
- ~~9. 275-32-4-a~~
Repair or replace defective window screens.
- ~~10. 275-32-4-a~~
Replace broken basement window panes and putty.
- ~~11. 275-32-4-a~~
Restore basement window assembly to a rodentproof condition.
- 12. 275-41-1
All spaces or rooms shall be provided with sufficient light so as not to endanger health and safety. (Remove Boards From Windows)

North Side

- ~~13. 275-32-3~~
Restore exterior wall to a watertight condition.
- ~~14. 275-42-4~~
Provide at least one window screen for each habitable room.
- ~~15. 275-32-4-a~~
Replace broken window pane.
- ~~16. 275-32-4-a~~
Repair or replace defective window screens.

East Side

- ~~17. 275-42-4~~
Provide at least one window screen for each habitable room.
- ~~18. 275-41-1~~
All spaces or rooms shall be provided with sufficient light so as not to endanger health and safety. (Remove Boards From Windows)

OK
8/31/16
TF

OK
8/31/16
TF

OK
11/14/17
TF

West Side

- ~~19. 275-32-3~~
Replace defective bricks or blocks in exterior wall.
- ~~20. 275-32-3~~
Restore exterior wall to a watertight condition.
- ~~21. 275-42-4~~
Provide at least one window screen for each habitable room.
- ~~22. 275-32-4-a~~
Replace missing attic window pane(s).
- ~~23. 275-32-4-a~~
Replace broken window pane.
- ~~24. 275-32-4-a~~
Repair or replace defective exterior door.
- ~~25. 275-41-1~~
All spaces or rooms shall be provided with sufficient light so as not to endanger health and safety. (Remove Boards From Windows)

OK
8/3/16
TR

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11/17/17
TR

Porch (Rear 2nd Floor Porch)

- 26. 275-32-2
All supporting members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the live and dead loads imposed upon them. Repair or replace defective supporting members.
- 27. 275-32-3-g
Provide an approved guardrail for porch.
- 28. 275-32-3-g
Replace defective porch floor boards and secure to supporting structure.

Porch (Rear 1st Floor Porch)

- 29. 200-24
PERMITS REQUIRED. Obtain proper permits for all PORCH) alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.
- 30. 275-32-2
All supporting members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the live and dead loads imposed upon them. Repair or replace defective supporting members.
- ~~31. 275-32-3-g~~
Provide an approved guardrail for porch.
- 32. 275-32-3-h
Handrails required on open sides of porch steps. Install missing handrail(s).
- ~~33. 275-32-3-g~~
Replace missing porch step treads.

OK
8/10/18

OK
COB
11/10/18

34. 275-32-3-g
Replace missing risers on porch steps.
35. 275-32-3-g
Replace missing stringer. Permit required.
- ~~36. 275-32-3-g~~
Replace defective porch floor boards and secure to supporting structure.
- ~~37. 275-32-3-g~~
Repair or remove defective skirting around porches.

OK
EAB
1/10/16

Interior

General

38. 200-24
PERMITS REQUIRED. Obtain proper permits for all ELECTRIC, PLUMBING alterations. Permit must be issued, inspections conducted, alteration approved and then closed out. (Furnaces Must Be Inspected Under Existing Permit, And Permit Closed By DNS Construction Inspector)
39. 275-62-3
Defective electrical system. Restore to operating condition.
40. 275-61-2
Defective heating system. Restore to operating condition.
41. 275-53-2
Defective plumbing system. Restore to operating condition.
42. 275-33-3-a
Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.)
43. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner.
44. 275-33-3-a
Repair defective floor. Replace any broken or missing boards. (Floors In Kitchens & Bathrooms Must Be Water Impervious)
45. 275-34-5b
Replace missing stair handrail.
46. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

- 47. 200-02
Listed and labeled carbon monoxide alarms shall be installed at locations specified in s.101.149(2), Stats., and maintained in accordance with s. 101.149 (3), Stats., in buildings which are residential buildings or include residential buildings, and contain fuel burning appliances, except as provided in subd. 4. PROVIDE REQUIRED CARBON MONOXIDE ALARMS
- 48. 200-11-4
Illegal use and occupancy. Discontinue the use of the attic space as habitable space. (Attic Space Cannot Be Used As Habitable Space Unless Code Compliant 2nd Means Of Egress Is Provided)

For any additional information, please phone Inspector Thomas R. Frank at [414]-286-2134 between the hours of 7:00am-9:00am Monday through Friday.

Per Commissioner of Neighborhood Services By-



Thomas R. Frank
Inspector

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days, not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-3679.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$60.84 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections. These fees include a 1.4% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

CITY OF MILWAUKEE FREE LANDLORD TRAINING PROGRAM

Learn how to keep illegal and destructive activity out of rental property by taking the free award winning Landlord Training Program. Attendees receive a free 100 page comprehensive manual, certificate of completion and handouts on a variety of legal and business issues related to managing a property. The 5 hour session is either held in one day, or two 2-1/2 hour sessions over two nights. For further information, call the registration line (414) 286-2954. **Program funded through Community Development Block Grant Funds.**

TRADUCCION EN ESPAÑOL

Si Ud. necesita ayuda para la traducción de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414)384-3700, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.