



COMMUNITY SERVICES DEPARTMENT
INSPECTION DIVISION
4800 West Green Brook Drive
Brown Deer, Wisconsin 53223

May 8, 2012

Joe Schneider
17345 W. Bluemound Rd.
Wauwatosa, WI 53045

Re: Certificate of Compliance Inspection

Dear Joe:

A recent inspection of the dwelling, located at **3528 W. Bradley Rd.**, disclosed the following violations of the Brown Deer Code of Ordinances:

UNIFORM DWELLING CODE

COMM 21.09

OK

A minimum of one battery operated, U.L. approved, smoke detector must be installed and maintained on each level of a dwelling unit including the basement, and according to the manufacturer's specifications for installation.

COMM 21-097

OK

All one and two family dwellings in the State of Wisconsin must have an approved carbon monoxide alarm installed on every floor level of each residential unit if the dwelling contains a fossil fuel powered appliance which is within the interior of the building structure. A CO² alarm must be installed within 20 feet outside the area of all sleeping rooms and in accordance with the manufacturer's specifications for installation, and a CO² alarm is also required in the basement of this dwelling.

COMM 22.32 (7)

OK

Box sills and joist spaces at outside walls shall be insulated to the required wall R-value with air-impermeable insulation that is sealed on all sides to all framing members and the foundation.

ARTICLE VI. BUILDING NUMBERS

Section 105-285-87

OK

Conforming address numbers are required and must be visible from the street. The numerals must be black on a white background, not less than 2-1/2" high. These numbers are available at the Brown Deer Village Hall for \$10.00.

BROWN DEER HOUSING CODE

Section 1-1.08

OK

Property maintenance must also be maintained including removing downed tree branches and mowing the lawn.

Section 105-226 (3)

OK The condition of the roof on the garage is in poor condition. This condition must be disclosed to the buyer so that they are aware of the need to reroof those areas.

Section 6-11.03

OK All downspouts must be extended from the building at least two (2') feet.

Section 30.05

OK A Building Permit is required before any roofing or siding work commences. No permit was issued or authorized for the recent tear-off of this dwelling. A Building Permit must be obtained.

Section 30.15 (d)

OK All stairways and steps must have a uniform rise of not more than eight (8") inches. The front sidewalk/stoop must be corrected to bring the step up to the front stoop into compliance of the 8" maximum rise and uniform riser heights.

WISCONSIN STATE PLUMBING CODE

The following plumbing code violations must be reviewed by a licensed plumbing contractor and corrected to meet the minimum standards of the Wisconsin State Plumbing Code:

- OK
- The water was turned off during this inspection and the plumbing and fixtures could not be checked for leaks, defects and/or obstructions. The water must be turned on and proper working order verified upon re-inspection of this property.

NATIONAL ELECTRICAL CODE

The following electrical code violations must be reviewed by a licensed electrical contractor and corrected to meet the minimum standards of the National Electrical Code:

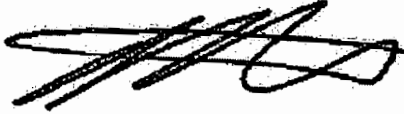
- OK
- ◁ • Dining Room light missing with exposed wires – replace fixture or cap junction box.
 - ◁ • Open junction boxes in basement - provide covers compatible with the box.
 - ⊙ • Exterior post light next to house; knocked over – must be corrected and looked at to verify wires are not damaged.
 - OK { • Power was off in many locations at time of inspection – all power must be in proper working order upon re-inspection of this property.
 - Kitchen exhaust hood needs to be working and properly vented to the exterior.
 - REPLACE PANTED OUTLETS

The premises at the above address shall be brought into compliance prior to closing but not later than July 8, 2012, upon which time a re-inspection must be conducted and the Certificate of Compliance may be obtained for closing. If the buyer of this property agrees to assume responsibility for correcting the outstanding code violations as listed in this letter, said buyer must notify this office, in writing, of his and/or her intentions and a conditional certificate may be issued. If a change of ownership takes place prior to the issuance of a final or conditional certificate, the seller and buyer shall be jointly and severally liable and responsible for making said corrections. Additionally, any real estate brokerage, broker, sales associate, attorney, or agent for a buyer or seller of real estate in the Village of Brown Deer who knowingly contributes to the failure to produce a Certificate of Compliance as required shall be deemed to have violated

the provisions of this Chapter and subject to penalty set forth in the Village of Brown Deer Code of Ordinances.

Please notify my office at (414)371-3030 when the corrections have been made so a re-inspection can be conducted and the Certificate of Compliance issued.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kirk Radtke', written over a horizontal line.

Kirk Radtke
Building Inspector