

White to Inspector  
Yellow to Office File  
Pink to Applicant

067-0053

\*\*\*\*\*

BUILDING  
INSPECTION DEPARTMENT

PERMIT NO: **10035**

Village of Brown Deer, Milwaukee County, Wisconsin

5-4-77  
Date

Whereas GEORGE E. KRUSE Owner or Agent

PETERSON CONTRACTOR & SONS Architect or Contractor

agrees to comply with the requirements of Ordinances  
and the Zoning Code of the Village of Brown Deer apply-  
ing thereto and further agrees that all work will con-  
form with the application, and drawings approved there-  
for, this Permit is issued for the construction of:

RESIDENTIAL ☒; COMMERCIAL ☐; INDUSTRIAL ☐; NEW  
OLD

ALUMINUM SIDING & TRIM

Premises 5427 W. NOROM Zoning District R-3

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Estimated Cost 3,000.00 Fee Paid 12.00

Michael T. Wichman  
Building Inspector

\*\*\*\*\*

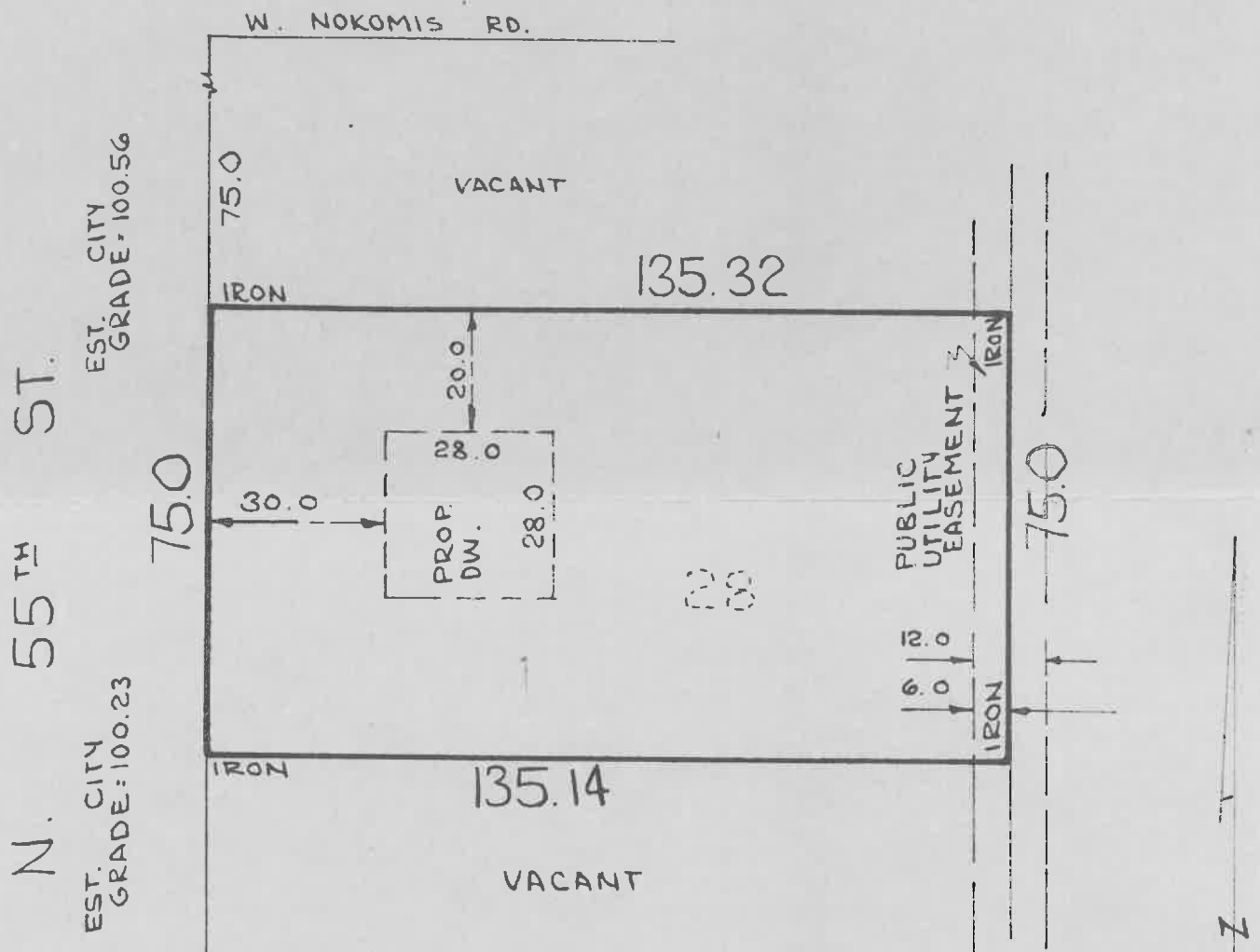
NOTE: Fee Cannot Be Refunded

# Plat of Surrey

Known as 8316 North 55th Street, T of Granville, Wisconsin  
 Lot 28 in Block 2 in CORONADO, being a Subdivision of a part of the East 1/2  
 of the S. W. 1/4 of Section 11, T 8 N, R 21 E, in the Town of Granville,  
 Milwaukee County, Wisconsin.  
 November 23, 1955

Survey No. 71894-S

Survey No. 71894-S



SCALE 1"=30'

NOV 28 1955

We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

**NATIONAL SURVEY SERVICE  
CIVIL ENGINEERS AND SURVEYORS**

5729 W. VLIET ST.                  BLUEMOUND 8-9830  
MILWAUKEE 8, WISCONSIN

Kenneth E Burke  
SURVEYOR

## SURVEYOR



- 53

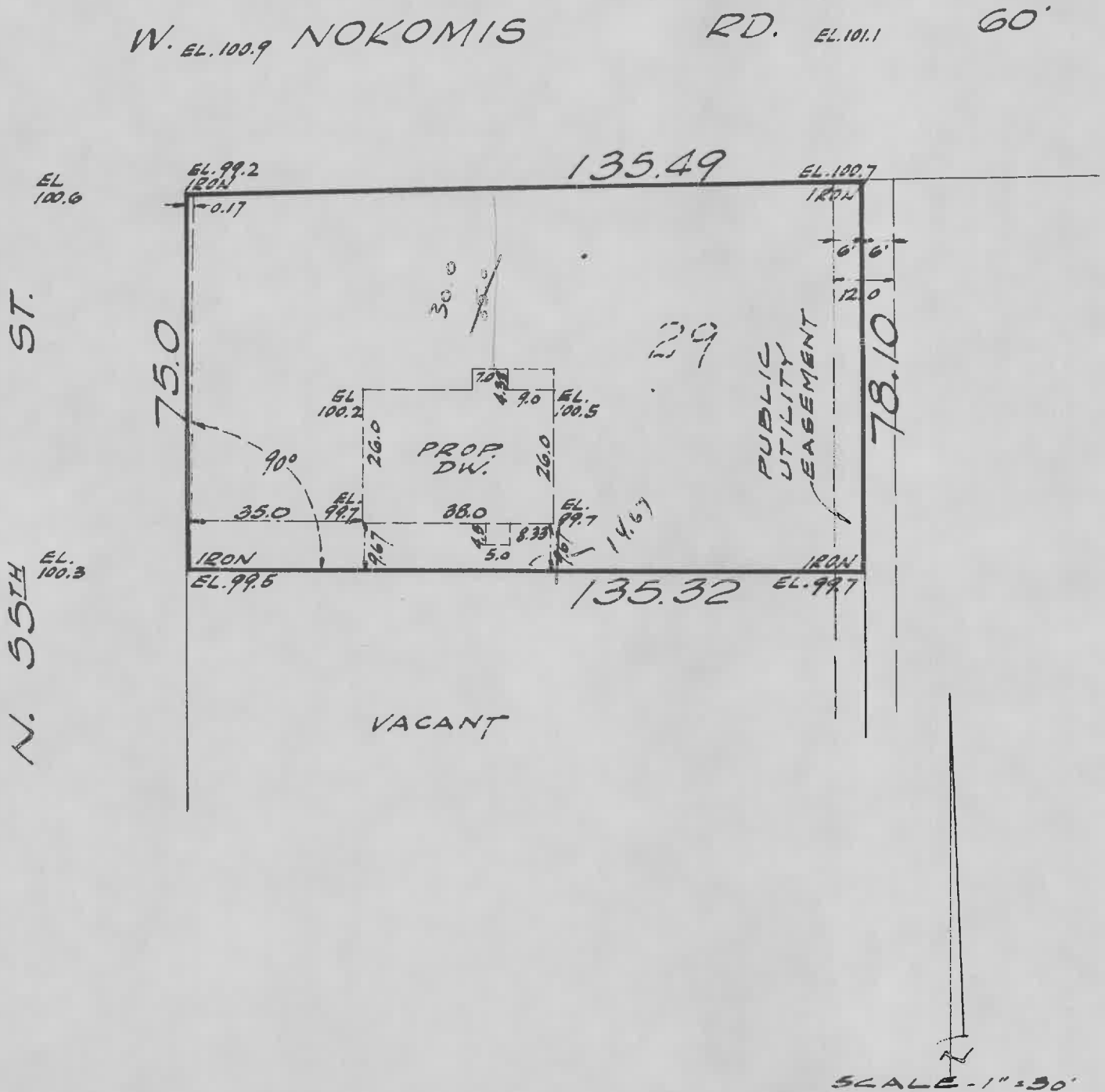
Date.

4/9/57

It is Hereby Agreed between the undersigned, as owner, his agent or servant, and the Village of Brown Deer, that for and in consideration of the premises and of the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the Building Inspector, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the Village of Brown Deer, and to obey any and all lawful orders of the Building Inspector of the Village of Brown Deer, and all State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment.

# Plat of Survey

Known as *5421* West Nokomis Road, County of Milwaukee, Wisconsin  
Lot 29 in Block 2 in CORONADO, being a Subdivision of a part of the East 1/2 of the  
S. W. 1/4 of Section 11, T 8 N, R 21 E, in the County of Milwaukee, Wisconsin  
February 27, 1957  
Survey No. 78780-S



**We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.**

**NATIONAL SURVEY SERVICE  
CIVIL ENGINEERS AND SURVEYORS**

5729 W. VLIET ST. BLUEMOUND 8-9830  
MILWAUKEE 8, WISCONSIN



*Kenneth E Burke*  
SURVEYOR



## PROTECTION

341-53

Permit No. 4914

## Department of Building Inspection and Safety Engineering

Date 6/14/60

## TO THE INSPECTOR OF BUILDINGS

## PART 1. General Information.

Name of Owner..... George Krause..... Address..... 5427 W. Nehalem Rd.  
 Location of Building..... ABOVE ADDRESS.....  
 Lot..... 29.....; Block..... 2.....; Subdivision..... Cocoma Rd.

## PART 2. Zoning.

Use District..... R/D.....; Size of Lot..... 78.10..... 135.49..... Inner Lot —  
 Size of Building.....; Size of Garages..... 22' x 24'..... Attached —; Detached 1

## PART 3. Building Code

Type of Construction: frame..... Veneer..... Other.....  
 Type of Foundations..... SLAB..... Size..... 22' x 24'..... Depth Below Grade..... 12"  
 Type of Roof; Hip Gable Other..... pitch..... 1/2..... Roof Projection..... 18"

## PART 4. Remarks, Requirements and Data

Owner's estimate of cost of building \$..... 1000..... Other.....  
 Department estimated cost of building \$..... 1.00.....  
 TOTAL FEES 1.00

Shingles..... 2/10.....  
 Roof Boards..... 1" x 8".....  
 Rafters (2x6) (16) o.c.

2" x 6" collar ties 48" o.c.

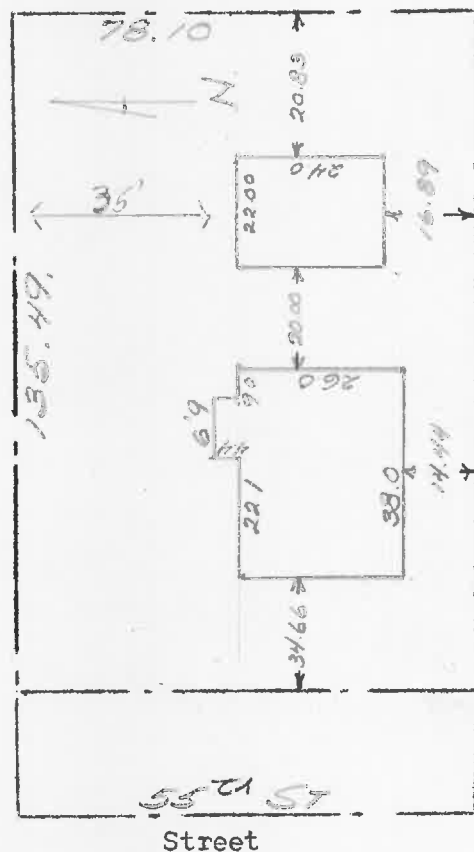
Door Header Size  
 (2) (2x12)

Siding Mtrl.  
1/2" x 8"  
 Sheathing  
1/2" x 8"  
 Studs  
 (2x4) (16) o.c.

Conc. Floor  
 Gravel Fill  
 12" Grade

## SITUATION PLAN

Indicate: buildings, setback, front, side, rear. Compass direction Proposed bldg's.



It is hereby agreed to construct, erect, alter, or install in strict compliance with the Ordinances of the Village of Brown Deer, and to obey any and all lawful orders of the Building Inspector of the Village, and all State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment.

NAME..... Mr. George Krause..... ADDRESS..... 5427 W. Nehalem Rd.  
 (Owner)

Per..... ADDRESS.....  
 (Agent)



No: 4566

**CERTIFICATE OF COMPLIANCE**

Date: July 9, 2004

Issued to: Ms Elizabeth A. Dresden, P.O.A. for Mr. George Krause

Address: 6647 Montgomery Dr. Greendale, WI 53129

This Certificate of Compliance permits a change in occupancy of the premises located at 5427 W. Nokomis Rd. , in Brown Deer, Wisconsin, any time within one year from date hereof, and indicates that so far as can reasonably be determined by a visual inspection of the premises and a review of the Village records, the premises meet the requirements of Chapter IX, Article 9 of the Brown Deer Administrative Code, Volume 1. Neither the Village of Brown Deer nor the Building Inspector assumes any liability in or as a result of the inspection or issuance of this Certificate of Compliance and by the issuance of this Certificate of Compliance does not guarantee or warrant as to the condition of the premises inspected.

Building Inspector, Village of Brown Deer

May 18, 2004

4566

OK TO ISSUE  
7-8-04 R/H.  
WILL PICK UP  
MONDAY 7-12-04

Ms. Elizabeth A. Dresden, P.O.A. for  
Mr. George Krause  
6647 Montgomery Dr.  
Greendale, WI 53129

Re: Certificate of Compliance Inspection

Dear Ms. Dresden:

A recent inspection of the dwelling, located at **5427 W. Nokomis Rd.**, disclosed the following violations of the Brown Deer Code of Ordinances:

BROWN DEER BUILDING/ELECTRICAL PERMITS

Section 30.38/Section 1-1.11

✓ H.V.A.C. and Electrical Permits are required for the installation of central air conditioning. No permits were issued or authorized for the air conditioning that was installed in this dwelling. The necessary permits shall be obtained and the installation shall be inspected by the Brown Deer Electrical Inspector. Double Fees will be assessed due to the air conditioning being installed prior to the issuance of the proper permits.

PROTECTIVE SERVICES CODE

Section 12-17.06

OK A minimum of one battery operated, U.L. approved smoke detector shall be installed and maintained on each level of a dwelling unit, including the basement, according to the manufacturer's specifications of installation. Working batteries shall be installed on both levels in this dwelling.

Section 12-14.06 (B) (13)

OK All one and two family dwellings in the Village of Brown Deer shall have not less than one approved carbon monoxide detector installed in each residential unit if the dwelling contains a fossil fuel powered appliance which is within the interior of the building structure. The detector shall be installed within 20 feet outside the area of all sleeping rooms and in accordance with the manufacturer's specifications for installation.

NATIONAL ELECTRICAL CODE

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

- ✓ A proper receptacle is required for the electric fireplace in the basement.

Ms. Elizabeth Dresden  
May 18, 2004  
Page two

- ~~REMOVED~~ ✓ The homemade recessed lights at the dry bar must be removed or replaced.  
~~REMOVED~~ ✓ The cord wired fluorescent light at the back bar must be properly wired or removed.  
OK ✓ Proper ground required for the outlet below the bar.  
OK ✓ Proper access room must be provided to remove the cover from the junction box in the ceiling along the west wall of the garage.  
NEW ✓ Adequate access and working space is required at the electrical panel box.  
" ✓ The circuits in the electrical panel box must be properly identified and clearly labeled.  
OK ✓ The defective outlet at the kitchen counter must be replaced with a G.F.C.I. protected outlet.  
OK ✓ Reverse polarity outlet in the northwest bedroom.  
~~REMOVED~~ ✓ The cord wired fluorescent lighting in the workshop must be removed.  
OK ✓ Ungrounded receptacle under the clothes chute in the workshop.  
NEW ✓ The electrical service must be reviewed for adequate capacity to serve added loads.  
✓ Proper over-current protection required for the sub-feeder.  
✓ There shall be no more than six main disconnects per service grouped in any one location.

BROWN DEER PLUMBING CODE

Section 1-1.03

OK A Plumbing Permit is required before any plumbing work commences. No permit was issued or authorized for the installation of the dishwasher and new kitchen sink. The Plumbing Permit shall be obtained and double fees will be assessed due to the installation commencing prior to obtaining the necessary permit.

WISCONSIN STATE PLUMBING CODE

COMM 82.40 (8) (f)

OK A mechanical water hammer arrestor is required at the dishwasher.

The violations noted herein shall be corrected on or before July 18, 2004. Please notify my office at 414/371-3030 when the corrections have been made so a reinspection can be conducted and the Certificate of Compliance issued.

Sincerely,



Richard P. Hensch  
Building Inspector

RPH:ejb



COMPLIANCE APPLICATION

VILLAGE OF BROWN DEER

FEE TO ACCOMPANY APPLICATION

4800 West Green Brook Drive  
Brown Deer, Wisconsin  
371-3030 (FAX) 371-3045

Make Check Payable To:  
VILLAGE OF BROWN DEER

OFFICE USE ONLY  
INSPECTION DATE & TIME

ADDRESS 5427 W NOKOMIS RD

Mon. May 17 2 p.m.  
FEE (CHECK) CASH

TYPE OF OCCUPANCY: X SINGLE FAMILY        TWO-FAMILY

\$150.00 PAID

CURRENT OWNER: GEORGE H. KRAUSE

ADDRESS: 6647 MONTGOMERY DR GREENDALE WI 53129  
NO. STREET CITY STATE ZIP

TELEPHONE: (414) 421-3246 POA

AGENT FOR OWNER: ELIZABETH A DRESDEN TELEPHONE: (414) 421-3246

ADDRESS: SAME AS ABOVE  
NO. STREET CITY STATE ZIP

A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNLESS REPAIRS ORDERED BY THE BUILDING INSPECTOR ARE PERFORMED. FEE CANNOT BE REFUNDED.

Elizabeth A Dresden POA  
SIGNATURE OF APPLICANT

5-5-04  
DATE

PLEASE COPY/FAX MS. SEILER. -/ST WEBER

CERTIFICATE OF COMPLIANCE  
INSPECTION REPORT

ADDRESS: 5427 W. NOKOMIS

OWNER: KRAUSE

INSPECTION DATE: 5-17-04 TIME: 2 PM

H.V.A.C.

BUILT 1957  
OWNED 1957

☒ Furnace ☐ Boiler

☒ Gas ☒ Forced Air

Age: OLDER

☐ Oil ☐ Hydronic

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Air Conditioning: ☒ Yes ☐ No

Age: OLDER?

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Wall/Space Heater: ☒ Yes ☐ No ☐ Gas ☒ Electric

☐ No Violations Observed

☒ Violations: PROVIDE RECEPTACLE FOR ELREC. FIRE PLACE IN BASEMENT

Fireplace: ☐ Yes ☒ No #1 ☐ Masonry ☐ Pre-fab ☐ Other

#2 ☐ Masonry ☐ Pre-fab ☐ Other

☐ No Violations Observed

☐ Violations: \_\_\_\_\_

Wood Burning Appliances: ☐ Yes ☒ NO ☐ Stove ☐ Incinerator

☐ No Violations Observed

☐ Violations: \_\_\_\_\_

Exhaust ☒ Kitchen ☐ Bathroom

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Combustion Air Issues

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Other Issues: \_\_\_\_\_

### **BUILDING**

Basement Remodeling ☒ Yes ☐ No ☐ Age \_\_\_\_\_

☒ Type: OLDER REC ROOM & DRY BAR

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Basement Bedroom ☐ Yes ☒ No

☐ No Violations Observed

☐ Violations: \_\_\_\_\_

Screen/Patio Room ☐ Yes ☒ No

☐ No Violations Observed

☐ Violations: \_\_\_\_\_

Stairways/Steps ☒ Yes ☐ No

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Handrails ☒ Yes ☐ No Guardrails ☐ Yes ☐ No

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Rigid Foam Insulation ☐ Yes ☒ No Location: \_\_\_\_\_

☐ No Violation Observed

☐ Violation: \_\_\_\_\_

Other Issues: \_\_\_\_\_

### FIRE CODE

Smoke Detectors (1 required each level) Basement ☐ Yes ☒ No

1<sup>st</sup> Floor ☐ Yes ☒ No

2<sup>nd</sup> Floor ☐ Yes ☐ No

☐ No Violations Observed

☒ Violation: PROVIDE WORKABLE SMOKE DETS BOTH  
LEVELS,

C.O. Detector Within 20' of Bedrooms ☐ Yes ☒ No

☐ No Violations Observed

☒ Violation: PROVIDE WORKABLE CO DET

Garage: 2 1/2 CAR DETACHED Firewall ☐ Yes ☐ No Fire Door ☐ Yes ☐ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Other Issues: \_\_\_\_\_

**PLUMBING**

Basement Toilet Room

☒ Yes ☐ No

Shower

☐ Yes ☒ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Water Heater

☒ Gas ☐ Electric

Approximate Age: OLDER

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Bar Sink/Darkroom Sink - ☐ Yes

☒ No

☐ No Violations Observed

☐ Violation: \_\_\_\_\_

Dishwasher - ☒ Yes ☐ No

Approximate Age: 5+ YEARS

☐ No Violations Observed

☒ Violation: PROVIDE MECH SHOCK ARRESTOR

✓ Fixtures Added/Replaced

☒ Yes ☐ No

What? NEWER SS KITCHEN SINK.

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Damaged Fixtures ☐ Yes

☒ No

What? \_\_\_\_\_

☐ Violation: \_\_\_\_\_

Other Issues: \_\_\_\_\_

**BROWN DEER CODE**

Well System   ☐ Yes   ☒ No                      ☐ Working   ☐ Well Permit                      ☐ Abandoned  
☐ No Violations Observed  
☐ Violation: \_\_\_\_\_

Swimming Pool                      ☐ Above Ground                      ☐ In Ground                      *N/A* ☒  
☐ No Violations Observed  
☐ Violation: \_\_\_\_\_

Sump Pump   ☒ Yes   ☐ No   Discharges to: TRAIL  
☒ No Violations Observed  
☐ Violation: \_\_\_\_\_

Conforming Address Numbers                      ☒ Yes   ☐ No  
☒ No Violations Observed  
☐ Violation: \_\_\_\_\_

Accessory Structure(s)                      ☐ Yes   ☒ No   What? \_\_\_\_\_  
☐ No Violations Observed  
☐ Violation: \_\_\_\_\_

Other Issues: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ELECTRIC

Appliances    ☐ Range    ☒ Yes ☐ No    ☐ Gas ☒ Electric  
                  ☐ Dryer        ☐ Yes ☒ No        ☐ Gas ☐ Electric  
                  ☐ Dishwasher ☒ Yes ☐ No  
                  ☐ Disposal    ☒ Yes ☐ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Basement    ☒ Finished    ☐ Unfinished    OLDER

☐ No Violations Observed

☒ Violation: HOMADE RECESSED LIGHTS AT DRY BAR TO BE REMOVED OR REPLACED. FORD WIRED FLOURECENT AT BAKER BAR TO BE PROPERLY WIRED OR REMOVED. PROVIDE GROUND FOR OUTLET BELOW BAR

Garage Wiring    ☒ Yes ☐ No

☐ No Violations Observed

☒ Violation: PROVIDE ACCESS ROOM TO BE ABLE TO REMOVE COVER FROM JOB IN CEILING ALONG WEST WALL

Garage Door Opener    ☒ Yes ☐ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

HVAC Wiring

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Lamp Post    ☐ Yes ☒ No

☐ No Violations Observed

☐ Violation: \_\_\_\_\_

Patio/Screen Room ☐ Yes ☒ No

☐ No Violations Observed

☐ Violation: \_\_\_\_\_

Damaged Fixtures ☐ Yes ☐ No

☐ Remove

☐ Replace

Violation: \_\_\_\_\_

Swimming Pool Wiring ☐ Yes ☒ No

☐ No Violations Observed

☐ Violation: \_\_\_\_\_

Electrical Service Panel ☐ Directory ☐ Yes ☒ No

☐ No Violations Observed

☒ Violation: PROVIDE DIRECTORY AND PROPER  
ACCESS ~~SPACE~~ AND WORKING SPACE.

Other Issues: \_\_\_\_\_

Additional Comments and/or Explanations: ✓ REPLACE DEFECTIVE

KITCHEN ~~RE~~ COUNTER OUTLET WITH GFCI. ~~RE~~

✓ CORRECT ~~REV~~ POLARITY OUTLET NW BEDROOM.  
CORD WIRED.

✓ REMOVE A FLOURESCENT LIGHTING IN WORKSHOP.

✓ PROVIDE GROUND FOR RECP UNDER CLOTHES

~~REPLACE~~ CHUTE IN WORK SHOP. PERMIT REQUIRED.  
LICENSED CONTRACTOR TO

✓ REVIEW ELECTRIC SERVICE ~~RE~~ FOR ADEQUATE

CAPACITY, TO SERVE ADDED LOADS. ✓ PROPER OVER-

CURRENT PROTECTION TO BE PROVIDED FOR SUB-  
PANELLER. ✓ SERVICE REQUIRED TO HAVE NO MORE  
THAN ~~RE~~ SIX MAIN DISCONNECTS.





**Laura & Kim Seiler**  
Home: (262) 679-9187  
Office: (262) 544-8560  
Fax: (262) 549-0708  
Email: lseiler@firstweber.com

Office: 1507 E Sunset Dr  
Waukesha, WI 53189

**\$150,500**

**One Story Ranch**

**Rooms:** 6      **Bedrooms:** 3  
**Baths:** 1/1      **Garage:** 2.50 Detached

**Est Sq Ft:**  
**Est Lot Size:** 135x75      per survey

**County:** Milwaukee  
**Municipality Type:** Village

**Body of Water:**  
**Taxes:** \$2,880/2003

**Tax Key:** 0670053

**Year Built:**  
**Subdivision:** Coronado Subdivision

**Subdivision Dues/Year:**  
**School District:** Brown Deer

**High School:** Brown Deer  
**Middle:** Brown Deer

**Elementary:** Dean  
**Water/Waste:** Municipal Sewer,  
Municipal Water

**Roof:** Composition  
**Heating/Cooling:** Central Air, Natural  
Gas

**Heating Type:** Forced Air

**Exterior:** Aluminum

**Basement:** 1/2 Bath, Full

**Occupancy:** See Listing Broker

**Amp Service:**      **Conform Use:** Y  
**Permit Req'd:** Y      **Flood Plain:** No

**Broker Owned:** N      **Relo:** No  
**Home Warranty:** No      **Cat 100:** No

**Ltd Svc:** N  
**Misc. Exterior:** Near Public Transit



**5427 W Nokomis Rd., Brown Deer, WI 53223-3552**

(83N 55W) 60th St to Bradley Rd, E to 55th St, N to Nokomis Rd

Original owner has lovingly maintained this beautiful home. Pristine woodwork, newer windows throughout, 2002 central air, updated kitchen cabinets plus appliances. Seller says hardwood floors in LR, DR, hallway and all bedrooms. Bonus finished rec room features electric fireplace, bar, 1/2 bath & nicely finished. Huge 2.5 car garage, low maintenance aluminum siding/soffit/facia. 3rd bedroom was opened to living room-could be converted back. Reward yourself today with this clean, well-maintained home!

Single Family		MLS# 697208	Pin# 9208	Status: Active		
Room	Size	Description	L	C	W	
Living/Grt Rm	15x12	HWF under carpet per seller	M	C	W	
Dining Rm	10x10	C/fan, HWF under carpet per seller	M	C	W	
Kitchen	10x10	Appliances, newer cabinets, eat-in	M		W	
Family Rm						
Rec Rm	36x17	Dry bar, built-in cabinet, electric fireplace	L	C		
Den/Office						
Master Bdrm	13x10	Ceiling fan, HWF under carpet per seller	M	C	W	
Bedroom #2	13x10	Ceiling fan, HWF under carpet per seller	M	C	W	
Bedroom #3	9x12	HWF under carpet per seller	M	C	W	
Bedroom #4						
Bedroom #5						
Master Bath						
Bathroom #1		SOT, vanity, linen closet	M		W	
Bathroom #2						
Powder Rm						
Other						

**Inclusions:** Stove, refrigerator, microwave, dishwasher, EFP-workbench-bench table-bar:in bsmt,picnic table, EDO  
**Exclusions:** Sellers' personal property

For financing information or help with pre-qualifying, call Priority Mortgage at (262) 797-7111  
[www.firstweber.com](http://www.firstweber.com)      24 hour home line (262) 797-7600

The information shown on this sheet is believed to be accurate and reliable but is not guaranteed and is subject to corrections      May 10, 2004

113 **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

[page 3 of 3, Addendum S]

114 **(1) ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby  
115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55-  
116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 **(2) CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their  
118 knowledge, that the information provided by them is true and accurate.

119 (X) *Laura Seiler* LAURA SEILER, FIRST WEBER GROUP 5/5/04  
120 (Agent's signature)▲ Print Agent & Firm Names Here ▶ (Date)▲

121 (X) \_\_\_\_\_  
122 (Agent's signature)▲ Print Agent & Firm Names Here ▶ (Date)▲

123 **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is  
124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties  
125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of  
126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity  
127 to conduct the risk assessment or inspection by so indicating in writing.

128 **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 **(1) LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is  
130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 ☐ **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead  
132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses  
133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency  
134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within  
135 \_\_\_\_\_ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice  
136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report  
137 and notice to the listing broker, if any.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to  
139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's  
140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days  
141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that  
142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and  
143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will  
144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the  
145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,  
146 in conformance with the requirements of all applicable law.

147 ☐ Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148 ☐ Buyer waives the opportunity for a LBP inspection or assessment.

149 **(2) BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's  
150 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12-22); (b) received  
151 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment  
152 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

153 **(3) BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their  
154 knowledge, that the information provided by them is true and accurate.

155 (X) \_\_\_\_\_  
156 (ALL Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲  
157

<b>VILLAGE OF BROWN DEER</b> 4800 W. Green Brook Drive Brown Deer, WI 53223 Phone (414) 371-3030 FAX (414) 371-3045		<b>UNIFORM</b> <b>HEATING, VENTILATING &amp; AIR CONDITIONING</b> <b>PERMIT APPLICATION</b>		<b>OFFICE USE ONLY</b> Permit No. 3286 Received	
<b>ISSUING MUNICIPALITY</b> OF BROWN DEER		TOWN CITY VILLAGE		PROJECT LOCATION 5427 W NOKOMIS RD PER CERTIFICATE OF COMPLIANCE INSPECTION 5/17/04 - PERMIT PROJECT DESCRIPTION FOR AIR CONDITIONER INSTALLED 4/18/02	
OWNER'S NAME GEORGE H. KRAUSE		MAILING ADDRESS 6647 MONTGOMERY DR GREENDALE		TELEPHONE (Include Area Code) 53129 (414) 421-3246	
CONTRACTOR'S NAME		ELECTRICAL CONTRACTOR			
MAILING ADDRESS		TELEPHONE (Include Area Code)			
CITY		STATE		ZIP	
HEATING LICENSE NUMBER		TELEPHONE (Include Area Code)		COMPLETION DATE 4/18/02	
MAKE & MODEL OF FURNACE		BTUs		MAKE & MODEL OF A/C	
UNIT #1 NOT REPLACED		JANITROL CRT18		ESTIMATED COST OF JOB \$1,450.00 1 1/2 TON TONNAGE 12 SEER 18,000 BTU	
UNIT #2					
** C.F.C. HANDLING SHALL BE PERFORMED IN ACCORDANCE WITH ILHR 45. STATE REGISTRATION NO. _____ ** OIL TANK REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH ILHR 10. ** PROPER ASBESTOS ABATEMENT SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.					
<b>SCHEDULE OF INSPECTION FEES</b>					
NEW BUILDING, REPLACEMENT AND MODIFICATIONS OF HEATING AND AIR CONDITIONING EQUIPMENT AND MISCELLANEOUS ITEMS					
		RATE		COUNT	FEE
GAS, OIL OR ALTERNATIVE FUEL FURNACE AND BOILER: ONE & TWO FAMILY - 1st 150,000 BTU		\$ 45.00			\$
COMMERCIAL - 1st 150,000 BTU		45.00			
EACH ADD'L. 50,000 BTU OR FRACTION THEREOF		15.00			
MAXIMUM PER UNIT		750.00			
AIR CONDITIONING ONE & TWO FAMILY - 1st 3 TONS		45.00		1	45.00
COMMERCIAL - 1st 3 TONS		45.00			
EACH ADD'L. TON OR FRACTION THEREOF		15.00			
MAXIMUM PER UNIT		750.00			
FIREPLACE AND WOOD BURNING STOVE		45.00			
COMMERCIAL / INDUSTRIAL EXHAUST HOODS AND EXHAUST SYSTEMS		100.00			
HEATING AND A/C DISTRIBUTION SYSTEMS (DUCTWORK) - PER 100 SQUARE FEET OF AREA HEATED/AIR CONDITIONED. THIS DISTRIBUTION SYSTEM SERVES _____ SQUARE FEET (\$45.00 Minimum)		1.50			
PLAN EXAM FEE		30.00			
MINIMUM PERMIT FEE		50.00			
REINSPECTION FEE		50.00			
FAILURE TO CALL FOR INSPECTION		50.00			
DOUBLE FEES WILL BE CHARGED IF WORK IS STARTED BEFORE PERMIT IS ISSUED					
TOTAL PERMIT FEE				\$ 100.00	
THE APPLICANT AGREES TO COMPLY WITH ALL MUNICIPAL ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT, UNDERSTANDS THAT THE ISSUANCE OF THE PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, OF THE DEPARTMENT, MUNICIPALITY, AGENCY OR INSPECTOR, AND CERTIFIES THAT ALL THE ABOVE INFORMATION IS ACCURATE. FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTY. COMMERCIAL AND BUILDINGS HOUSING OVER TWO FAMILIES SHALL HAVE STATE APPROVED HEATING PLANS WITH THIS APPLICATION. RESIDENTIAL HEATING PLANS, HEAT LOSS CALCULATIONS AND SPECIFICATIONS OF THE EQUIPMENT TO BE INSTALLED IN NEW BUILDINGS SHALL BE SUBMITTED WITH THIS APPLICATION. FINAL INSPECTIONS ARE MANDATORY. PLEASE HAVE PERMIT NUMBER AND ADDRESS WHEN REQUESTING INSPECTIONS. GIVE AT LEAST 24 HOURS NOTICE.					
SIGNATURE OF APPLICANT Elizabeth A. Drexler POA		DATE 6-16-04			
DO NOT FILL IN BELOW - DEPARTMENT USE ONLY					
FEES		PERMIT ISSUED BY MUNICIPAL AGENT			
INSPECTION \$		BUILDING PERMIT #		NAME	
PLAN EXAM		STATE APPROVED <input type="checkbox"/> YES <input type="checkbox"/> NO		DATE	
PRELIMINARY FEE		DATE APPROVED		CERTIFICATION NO.	
BALANCE DUE					

VILLAGE OF BROWN DEER  
4800 W. Green Brook Dr.  
Brown Deer, WI 53223  
414-371-3030 • FAX 414-371-3045  
APPLICATION FOR ELECTRICAL PERMIT

PLEASE TYPE OR PRINT WITH BALL POINT PEN

Date 6/17/04  
License No. 03-42

OFFICE USE ONLY	
Permit No.	<u>14050</u>
Received	
Service	
Rough-in	<u>7-8-04</u>
Final	<u>7-8-04</u>

Builder	Owner <u>Beth Dresden</u>	Occupant/Tenant <u>Same</u>
Job Address <u>5427 W Nokomis Rd</u>	Owner Telephone	Occupant/Tenant Telephone <u>Same</u>

ESTIMATED COST OF JOB \$ 1260 -

- Buildings ☒ Residential  
☐ Commercial  
☐ Industrial  
☐ New Construction  
☐ Additional Rooms  
☐ Remodeling  
☐ New Occupancy

Where on premises?

Describe Upgrade

Basement

List Name of Installing Contractor

HEATING

AIR CONDITIONING

PLUMBING

Please Note:

Brown Deer has an exterior Security Lighting Ordinance (84-19). A separate, approved authorization form must be attached to this application covering all exterior Security Lighting.

SCOPE OF WORK:

C04-3480

No.	Description	Qty.	Rate of Fees	Dollars	Cents
1	Outlet for switches, receptacles & devices	7	.50	3	50
2	Incandescent lighting fixtures - per lamp		.50		
3	Fluorescent lighting fixtures - per lamp		.50		
4	H I D lighting, etc. - per fixture		6.00		
5	30 amp outlets & larger outlets (ranges, ovens, dryers)		6.00		
6	Garbage disposal		6.00		
7	Dishwasher		6.00		
8	Water heater		6.00		
9	Motors (per h.p. or fraction thereof)		.70		
10	Transformers, generators, rectifiers (per KW and U.P.S. systems)		.70		
11	Automatic heating equipment (furnaces, boilers)		7.50		
12	Electric heating equipment (per unit)		4.00		
13	Air conditioner, refrigeration units and compressor	1	10.00	10	00
14	Dimmer and timing devices, G.F.C.I. devices		4.00		
15	Feeder or subfeeder - sub-panel		15.00		
16	Wireways, busways, underfloor raceways, aux. gutters/ft.		.50		
17	Strip & track lighting, plug-in strip & similar sys./ft.		.50		
18	Signs, illuminated		30.00		
19	Hydromassage bathtub - residential		10.00		
20	Swimming pools, jacuzzis, spas or hot tubs		50.00		
21	Services a. 0 through 100 amps	1	20.00	20	00
	b. 101 through 200 amps		30.00		
	c. 201 through 400 amps		50.00		
	d. 401 through 600 amps		60.00		
	e. Per 100 amps over 600		10.00		
22	Temporary permits, including services, 90 days		50.00		
23	Reinspections		50.00		
24	FAILURE TO CALL FOR FINAL INSPECTION		50.00		
25	MINIMUM FEE FOR ANY ONE PERMIT *		50.00		
26	DOUBLE FEES for work started before obtaining permit			100	00

\*Where additional electrical permits on the same job are necessary, the minimum fee does not apply.

TOTAL FEES 50 -

MAKE CHECKS PAYABLE TO:

VILLAGE OF BROWN DEER  
MAIL TO: Electrical Inspector

The undersigned hereby makes application for a permit for the electrical installation for light, heat or power as prescribed and agrees to comply with all applicable State and Local Codes and Ordinances regulating the installation of electrical wiring and equipment in the Village of Brown Deer.

Contractor <u>Roman Electric Co.</u>	Supervising Electrician (Signature) <u>[Signature]</u>	Date
Address <u>1640 S. 70th St</u>	Telephone <u>414-771-5400</u>	
City <u>Milwaukee</u>	State <u>WI</u>	Zip Code <u>53214</u>

VILLAGE OF BROWN DEER

4800 W. Green Brook Drive  
Brown Deer, WI 53223  
Phone (414) 371-3030  
FAX (414) 371-3045

PLUMBING PERMIT  
APPLICATION

Permit No. \_\_\_\_\_

PROJECT LOCATION: 5427 W NOROMIS RD  
PROJECT DESCRIPTION: INSTALL MECHANICAL WATER HAMMER ARRESTOR AT DISHWASHER PER  
CERTIFICATE OF COMPLIANCE INSPECTION 5/17/04 PLUS DOUBLE PERMIT  
FEE PER LETTER 5/18/04  
☒ 1 & 2 FAMILY    ☐ MULTI-FAMILY    ☐ COMMERCIAL

ESTIMATED COST OF JOB  
\$ 150.00

OWNER'S NAME Elizabeth Dresden    MAILING ADDRESS \_\_\_\_\_    TELEPHONE (Include Area Code) \_\_\_\_\_  
PLUMBING CONTRACTOR The Troy Co., Inc.    TELEPHONE (Include Area Code) (414) 421-6310  
MAILING ADDRESS \_\_\_\_\_    CITY Greendale, WI    STATE 53129    ZIP 0196  
BONDING INSURANCE CO. Aquity    MASTER PLUMBER'S NAME Harry L. Troy    MASTER PLUMBER CREDENTIAL # MP222754

SCHEDULE OF INSPECTION FEES  
NEW PLUMBING, REPLACEMENT AND MODIFICATIONS OF EQUIPMENT AND MISCELLANEOUS ITEMS

	COUNT	EACH	FEE		COUNT	EACH	FEE
1. Automatic Washer	_____	6.00	_____	26. Sanitary Building Drain	_____	_____	_____
2. Backflow Preventor	_____	6.00	_____	First 100 Feet	_____	30.00	_____
3. Bath Tub	_____	6.00	_____	Over 100 Feet	_____	.35/ft.	_____
4. Dishwasher	<u>1</u>	6.00	<u>6.00</u>	27. Storm Building Drain	_____	_____	_____
5. Drinking Fountain	_____	6.00	_____	First 100 Feet	_____	30.00	_____
6. Ejectors or Pump	_____	6.00	_____	Over 100 Feet	_____	.35/ft.	_____
7. Floor Drain	_____	6.00	_____	28. Manhole	_____	10.00	_____
8. Garbage Grinder	_____	6.00	_____	29. Catch Basin	_____	10.00	_____
9. Grease Trap	_____	6.00	_____	30. Water Service	_____	_____	_____
10. Hose Bibb	_____	6.00	_____	First 100 Ft. Lateral	_____	30.00	_____
11. Laundry Tray	_____	6.00	_____	Over 100 Ft. Lateral	_____	.35/ft.	_____
12. Lavatory	_____	6.00	_____	31. Sanitary Building Sewer	_____	_____	_____
13. Shower	_____	6.00	_____	First 100 Ft. Lateral	_____	30.00	_____
14. Sink	_____	6.00	_____	Over 100 Ft. Lateral	_____	.35/ft.	_____
15. Site Drain	_____	6.00	_____	32. Storm Building Sewer	_____	_____	_____
16. Slop Sink	_____	6.00	_____	First 100 Ft. Lateral	_____	30.00	_____
17. Storm Sewer Conductor	_____	6.00	_____	Over 100 Ft. Lateral	_____	.35/ft.	_____
18. Sump Pump	_____	6.00	_____	33. Roughing in of Fixtures	_____	5.00	_____
19. Urinal	_____	6.00	_____	34. Residential Fire Sprinkler Systems	_____	30.00	_____
20. Wash Fountain	_____	6.00	_____	35. Other Fixtures	_____	6.00	_____
21. Water Closet	_____	6.00	_____	_____	_____	_____	_____
22. Water Heater	_____	_____	_____	_____	_____	_____	_____
Gas	_____	6.00	_____	_____	_____	_____	_____
Electric	_____	6.00	_____	_____	_____	_____	_____
23. Water Softener	_____	6.00	_____	MINIMUM PERMIT FEE	_____	50.00	_____
24. Water Treatment Device	_____	6.00	_____	REINSPECTION FEE	_____	50.00	_____
25. Whirlpool	_____	10.00	_____	FAILURE TO CALL FOR INSPECTION	_____	50.00	_____

TOTAL PERMIT FEE: \$ 100.00

 DOUBLE FEES ARE DUE IF WORK IS STARTED BEFORE PERMIT IS ISSUED 

Revised Jan. 2004

THE APPLICANT AGREES TO COMPLY WITH ALL MUNICIPAL ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT, UNDERSTANDS THAT THE ISSUANCE OF THE PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, OF THE DEPARTMENT, MUNICIPALITY, AGENCY OR INSPECTOR, AND CERTIFIES THAT ALL THE ABOVE INFORMATION IS ACCURATE. FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTY. PLUMBING PLANS AND SPECIFICATIONS OF THE FIXTURES TO BE INSTALLED IN A NEW OR REMODELED BUILDING SHALL BE SUBMITTED WITH THIS APPLICATION IN ACCORDANCE WITH COMM. 82.20 OF THE STATE OF WISCONSIN PLUMBING CODE. FINAL INSPECTIONS ARE MANDATORY. PLEASE HAVE PERMIT NUMBER AND ADDRESS WHEN REQUESTING INSPECTIONS. PLEASE GIVE AT LEAST 24 HOURS NOTICE.

SIGNATURE OF PLUMBER Harry L Troy    DATE: 6-15-04



No: 4847

## CERTIFICATE OF COMPLIANCE

Date: October 25, 2005

Issued to: Stephanie Nowatzki

Address: 5427 W. Nokomis Rd.

This Certificate of Compliance permits a change in occupancy of the premises located at **5427 W. Nokomis Rd.**, in Brown Deer, Wisconsin, any time within one year from date hereof, and indicates that so far as can reasonably be determined by a visual inspection of the premises and a review of the Village records, the premises meet the requirements of Chapter IX, Article 9 of the Brown Deer Administrative Code, Volume 1. Neither the Village of Brown Deer nor the Building Inspector assumes any liability in or as a result of the inspection or issuance of this Certificate of Compliance and by the issuance of this Certificate of Compliance does not guarantee or warrant as to the condition of the premises inspected.

Building Inspector, Village of Brown Deer

067-0053



October 13, 2005

OK TO ISSUE  
10-24-05 RH.  
OK TO MAIL

Ms. Stephanie Nowatzki  
5427 W. Nokomis Rd.  
Brown Deer, WI 53223

Re: Certificate of Compliance Inspection

Dear Ms. Nowatzki:

A recent inspection of your dwelling, located at **5427 W. Nokomis Rd.**, disclosed the following violations of the Brown Deer Code of Ordinances:

BROWN DEER CODE

Section 6.25-01

OK Conforming address numbers are required and shall be visible from the street. The numerals shall be black on a white background, not less than 2-1/2" high. These numbers are available at the Brown Deer Village Hall for \$5.00.

NATIONAL ELECTRICAL CODE

N.E.C. 210-8

OK The G.F.C.I. outlet in the laundry room is not functioning properly and must be repaired or replaced.

The violations noted herein shall be corrected on or before December 13, 2005. Please notify my office at 414/371-3030 when the corrections have been made so a reinspection can be conducted and the Certificate of Compliance issued.

Sincerely,

Robert G. Premo  
Building Inspector

RGP:ejb

# COMPLIANCE APPLICATION

## VILLAGE OF BROWN DEER

FEE TO ACCOMPANY APPLICATION

4800 West Green Brook Drive  
Brown Deer, Wisconsin  
371-3030 (FAX) 371-3045

Make Check Payable To:  
VILLAGE OF BROWN DEER

OFFICE USE ONLY  
INSPECTION DATE & TIME

ADDRESS 5427 W. Nokomis Rd.

TYPE OF OCCUPANCY: X SINGLE FAMILY        TWO-FAMILY

CURRENT OWNER: Stephanie Nowatzki

Tues. Oct. 11 2 p.m.  
FEE CHECK/CASH

\$150.00 PAID CR #3006


ADDRESS: 5427 W. Nokomis Rd Brown Deer WI 53223  
NO. STREET CITY STATE ZIP

TELEPHONE: (414) 365-3317

AGENT FOR OWNER: Sherry Tiran TELEPHONE: (262) 565-7828

ADDRESS: Shorewest Realty Grafton WI  
NO. STREET CITY STATE ZIP

A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNLESS REPAIRS ORDERED BY THE BUILDING INSPECTOR ARE PERFORMED. FEE CANNOT BE REFUNDED.

  
SIGNATURE OF APPLICANT

10/5/05  
DATE



CERTIFICATE OF COMPLIANCE  
INSPECTION REPORT

ADDRESS: 5427 W. Nokomis.

OWNER: \_\_\_\_\_

INSPECTION DATE: 10-11-05 TIME: 2:00 pm.  
Built 1957. Owned 1 year.

H.V.A.C.

☒ Furnace ☐ Boiler ☒ Gas ☒ Forced Air Age: OLDER.  
☐ Oil ☐ Hydronic

☒ No Violations Observed  
☐ Violations: \_\_\_\_\_

Air Conditioning: ☒ Yes ☐ No Age: 2002.

☒ No Violations Observed  
☐ Violations: \_\_\_\_\_

Wall/Space Heater: ☒ Yes ☐ No ☐ Gas ☐ Electric

☒ No Violations Observed  
☐ Violations: Elect Space Htg Fireplace

Fireplace: ☐ Yes ☒ No #1 ☐ Masonry ☐ Pre-fab ☐ Other  
#2 ☐ Masonry ☐ Pre-fab ☐ Other

☒ No Violations Observed  
☐ Violations: \_\_\_\_\_

Wood Burning Appliances: ☐ Yes ☒ No ☐ Stove ☐ Incinerator

☒ No Violations Observed  
☐ Violations: \_\_\_\_\_

Exhaust ☒ Kitchen ☐ Bathroom

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Combustion Air Issues ☒

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Other Issues: \_\_\_\_\_

**BUILDING**

Basement Remodeling ☒ Yes ☐ No ☐ Age \_\_\_\_\_

☐ Type: REC. Room - Utility Room / STORAGE.

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Basement Bedroom ☐ Yes ☒ No

☒ No Violations Observed

☐ Violations: N/A.

Screen/Patio Room ☐ Yes ☒ No

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Stairways/Steps ☒ Yes ☐ No

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Handrails ☒ Yes

☐ No

Guardrails ☒ Yes

☐ No

☒ No Violations Observed

☐ Violations: \_\_\_\_\_

Rigid Foam Insulation

☐ Yes

☒ No

Location: \_\_\_\_\_

☒ No Violation Observed

☐ Violation: \_\_\_\_\_

Other Issues: \_\_\_\_\_

### **FIRE CODE**

Smoke Detectors (1 required each level)

☒ Basement

☒ Yes

☐ No

☒ 1<sup>st</sup> Floor

☒ Yes

☐ No

2<sup>nd</sup> Floor

☒ Yes

☐ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

C.O. Detector Within 20' of Bedrooms ☒ Yes

☐ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Garage:

Firewall

☐ Yes

☒ No

Fire Door

☐ Yes

☒ No

☒ No Violations Observed

☐ Violation: DETACHED GARAGE.

Other Issues: \_\_\_\_\_

**PLUMBING**

Basement Toilet Room

☒ Yes ☐ No

Shower

☐ Yes ☒ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Water Heater

☒ Gas ☐ Electric

Approximate Age: \_\_\_\_\_

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Bar Sink/Darkroom Sink - ☐ Yes

☒ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Dishwasher - ☒ Yes ☐ No

Approximate Age: \_\_\_\_\_

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Fixtures Added/Replaced

☐ Yes ☒ No

What? \_\_\_\_\_

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Damaged Fixtures ☐ Yes

☐ No

What? \_\_\_\_\_

☐ Violation: \_\_\_\_\_

Other Issues: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BROWN DEER CODE

Well System ☐ Yes ☒ No

☐ Working ☐ Well Permit

☐ Abandoned

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Swimming Pool

☐ Above Ground

☐ In Ground

☒ No Violations Observed

☐ Violation: NSA.

Sump Pump ☒ Yes ☐ No

Discharges to: TO FRONT YARD SSST.

☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Conforming Address Numbers

☐ Yes ☒ No

☒ No Violations Observed

☒ Violation: ADD. CONFORMING ADDRESSES.

Accessory Structure(s)

☐ Yes

☒ No

What? \_\_\_\_\_

☒ No Violations Observed

☐ Violation: NSA.

Other Issues: \_\_\_\_\_

ELECTRIC

Appliances

~~/~~ ☒ Range

~~/~~ ☒ Yes ☐ No

~~/~~ ☒ Gas ~~/~~ ☒ Electric

~~/~~ ☒ Dryer

~~/~~ ☒ Yes ☐ No

☐ Gas ~~/~~ ☒ Electric

~~/~~ ☒ Dishwasher

~~/~~ ☒ Yes ☐ No

~~/~~ ☒ Disposal

~~/~~ ☒ Yes ☐ No

~~/~~ ☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Basement

~~/~~ ☒ Finished

☐ Unfinished

~~/~~ ☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Garage Wiring

~~/~~ ☒ Yes

☐ No

~~/~~ ☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Garage Door Opener

~~/~~ ☒ Yes

☐ No

~~/~~ ☒ No Violations Observed

☐ Violation: \_\_\_\_\_

HVAC Wiring

☒

~~/~~ ☒ No Violations Observed

☐ Violation: \_\_\_\_\_

Lamp Post

☐ Yes

~~/~~ ☒ No

~~/~~ ☒ No Violations Observed

☐ Violation: \_\_\_\_\_

~~/~~ SA

Patio/Screen Room ☐ Yes ☒ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_  
\_\_\_\_\_

Damaged Fixtures ☐ Yes ☐ No ☐ Remove ☐ Replace

Violation: \_\_\_\_\_  
\_\_\_\_\_

Swimming Pool Wiring ☐ Yes ☒ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_  
\_\_\_\_\_

Electrical Service Panel ☐ Directory ☒ Yes ☐ No

☒ No Violations Observed

☐ Violation: \_\_\_\_\_  
UPDATED. 100amp. Breakers  
6-18-04

Other Issues: \_\_\_\_\_

\* G.F.C.I Outlet in Laundry Room Not Functioning.

Additional Comments and/or Explanations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Presented by...

**Sherry Tiran**

Office: 262.375.0550

Direct: 262.375.4108 X126

Email: [stiran@shorewest.com](mailto:stiran@shorewest.com)

**ShoreWEST**  
REALTORS



## Single Family

Status: Active | MLS #: 779815 | PIN: 42530

**5427 W Nokomis Rd  
Brown Deer, WI  
53223-3552**

**\$164,900**



**SPECIAL! SPECIAL!** Charming starter ranch home in quiet, great location. Talk about features--Chef's kitchen with all appliances including freezer. Living Room and Dining Room have hardwood floors and built-in computer desk. Two nice size bedrooms with hardwood floors. Huge recreation room with bar, electric fireplace, half bath. Utility room (lower level) includes washer and dryer. Central air new in 2002. 2.5 car detached garage with electric door opener. Note: Formerly three bedrooms--wall removed to open up living room. Home warranty included. Listing Agent is related to Seller. This home won't last long.

### Inclusions:

### Exclusions:

**Coordinates:** 83 N / 55 W

**County:** Milwaukee

**Occupancy After Closing:** Immediate

**School Dist:** Brown Deer

**High School:**

**Midd School:**

**Elem School:**

**Total Rooms:** 5

**Bedrooms:** 2

**Full Bathrooms:** 1

**Half Bathrooms:** 1

### Room Details:

Living Rm: 23.0x12.0 M

Dining Rm: 10.0x10.0 M

Kitchen: 10.0x10.0 M

Rec Rm: 36.0x17.0 L C

MasterBedroom Rm: 13.0x10.0 M

Bedroom2 Rm: 13.0x10.0 M

**Bath Description:** 1/2 on Lower, Ceramic

**Tax Year:** 2004

**Taxes:** \$3,350

**Tax Authority:** Brown Deer

**Year Built:** 1957

**Est Age:** 41-60 Years

**Subdivision:**

**Occupancy Permit:** Y

**Occupied:**

**Appliances Included:** Dishwasher, Disposal, Dryer, Freezer, Microwave, Oven, Range, Refrigerator, Washer

**Construction Type:**

**Zoning:** Res

**Architecture:** Ranch

**Building Style:** 1 Story

**Exterior:** M-Aluminum

**Roof:** Composition

**Body of Water:**

**Access Water:**

**Flood Plain:**

**Lot Size:** TBD

**Est Acres:** Less than 1/4

**Basement:** 1/2 Bath, Full

**Garage:** 2.5

**Garage Type:** Detached

**Garage Door Opener:** Electric Door Opener, Paved Driveway

**Out Buildings Included:** None

**Water Type:** Municipal Sewer, Municipal Water

**Water Heat:**

**Heat/Cooling Type:** Central Air, Natural Gas

**Electric Budget:** 0



Tile, Full on Main, Shower Over Tub,  
Vanity

**Internet:** <http://shorewest.com>

**Directions:** 60th St. to Bradley Rd, E. to 55th St., N. to Nokomis Rd.

Buyer has the right to see the property of his/her choice anywhere in the Metro Area and to inquire as to the factors used in recommending the price range. In our opinion the information shown is true but not guaranteed; measurements are approximate.  
REALTOR \*MLS\* Equal Housing Opportunity



# VILLAGE OF BROWN DEER

4800 W. Green Brook Drive  
Brown Deer, WI 53223  
(414) 371-3030 FAX (414) 371-3045

## APPLICATION FOR BUILDING PERMIT

DATE: SEPT 26 20 08 PERMIT NO. 18345

The undersigned hereby applies for a permit to \_\_\_\_\_  
according to the following statement:

1. Owner: DAVID QUACKENBUSH Telephone: 414-708-4163
2. Owner Address: 5427 W. NOKOMIS RD City: BROWN DEER Zip: 53223
3. Location of Structure: SAME ADDRESS
4. Cost of Job: \$3,200 Fee: \$50.00 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subd. \_\_\_\_\_
5. Kind of Building (factory, office, store, dwelling): RESIDENTIAL
6. Class of Construction: \_\_\_\_\_ To Be Occupied By: \_\_\_\_\_
7. Name of Contractor: SAME AS OWNER Telephone: \_\_\_\_\_
8. Contractor Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Arch.-Design Eng.: \_\_\_\_\_ Telephone: \_\_\_\_\_
10. Arch.-Design Eng. Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Is Building: ☒ Old \_\_\_\_\_ New \_\_\_\_\_ Being Remodeled
12. State in detail kind of occupancy or work to be performed: (Mention alterations, replacements, etc.)

REROOFING SINGLE FAMILY RESIDENCE. REMOVAL OF ALL ROOFING  
MATERIAL SHINGLE BEING REPLACED WITH ELK 30 YRS DEMENTIAL  
SHINGLES IN "CHAMOIS GREY." PLACING TWO ROWS OF ICE AND WATER FOLLOWED  
BY TAR PAPER, ROOF VENTS BEING REPLACED WITH OWINGS CORNING ROOF VENT.

It is Hereby Agreed between the undersigned as owner or his/her agent, and the Village of Brown Deer, that for and in consideration of the premises and of the permit to construct erect, alter or install and the occupancy of building as above described, to be issued and granted by the Building Inspector, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the Village of Brown Deer, and to obey any and all lawful orders of the Building Inspector of the Village of Brown Deer, and all State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment.

Signed: \_\_\_\_\_

Contractor Certification Number: \_\_\_\_\_



REGISTRATION NUMBER

CC13-0050

## CERTIFICATE OF COMPLIANCE

VILLAGE OF BROWN DEER

4800 W GREEN BROOK DR

BROWN DEER, WI 53223

---

THIS IS TO CERTIFY THAT REGISTRATION HAS BEEN MADE BY: QUACKENBUSH DAVE

WITH THE RESPONSIBLE AGENT BEING: QUACKENBUSH DAVE

FOR THE PROPERTY LOCATED ON THE FOLLOWING:

ADDRESS

5427 W NOKOMIS RD

OWNER

QUACKENBUSH DAVE

Stipulations

Comments

IN ACCORDANCE WITH PROVISIONS OF ORDINANCES OF VILLAGE OF BROWN DEER.

DATE OF APPLICATION: 04/22/2013

EXPIRATION DATE: 04/29/2014

IS HEREBY ACKNOWLEDGED

---

CODE OFFICIAL

---

**NOT TRANSFERABLE - MUST NOTIFY VILLAGE IF SOLD**

**PLEASE RETAIN FOR YOUR FILES**

---



Village of Brown Deer  
4800 W. Green Brook Dr.  
Brown Deer, WI 53223  
414-371-3030 / Fax 414-371-3045  
(PLEASE TYPE OR PRINT WITH BALL POINT PEN)

PERMIT NO:

CC 13 - 0050

## CODE COMPLIANCE APPLICATION

### Type of Occupancy

☒ One & Two Family ☐ Multi-Family

Property Address: <u>5427 W. NOKOMIS RD</u>			
IS PROPERTY VACANT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If "YES" what is the Lock Box code & location?	
CURRENT Owner: <u>DAVID QUACKENBUSH</u>	Email <u>FIREQUACKS@GMAIL.COM</u>	Telephone <u>414-708-4163</u>	
Mailing Address: <u>5427 W. NOKOMIS RD BROWN DEER</u>	City <u>BROWN DEER</u>	State <u>WI</u>	Zip Code <u>53223</u>
Agent for Owner/Property:	Email	Telephone (cell)	
Real Estate Company	Contact Person (Print Name)	Telephone (office)	
Address:	City	State	Zip Code
FUTURE Owner: (Print Name)	Email	Telephone	
Mailing Address	City	State	Zip

PAID  
APR 29 2013

Cash or Check payable to:  
The Village of Brown Deer

TOTAL PERMIT FEE  
(Fee is Non-Refundable)

\$ 150.00

The premises at the above referenced address shall be brought into compliance prior to closing, but not later than the specified date listed in the Code Compliance Violation letter (if any apply), upon which time a re-inspection must be conducted and the Certificate of Compliance may be obtained for the purpose of closing. If the buyer of this property is purchasing the property in an "AS-IS" condition, the new owner agrees to assume all of the responsibility for correcting the outstanding code violations as listed in the Code Compliance Violation letter. The buyer must notify this office, agree and sign the "Code Compliance Responsibility Agreement", of their intentions and a "Conditional" Certificate of Compliance may be issued for use at the time of closing. If a change of ownership takes place prior to the issuance of a final or conditional certificate, the seller and buyer shall be jointly liable and responsible for making all 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 Final or Conditional 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.

It is Hereby Agreed between the undersigned as owner or his/her agent/representative, and the Village of Brown Deer, that for and in consideration of the premises listed above; all violations found, if any, are required to be corrected in a timely manner. All permits and inspections that are required will be expeditiously obtained and completed in the time allowance that is specified in the Code Compliance letter, and before any work is started and/or concealed, in accordance with the ordinances of the Village of Brown Deer, and to obey any and all lawful orders of the Building Inspector of the Village of Brown Deer, and all State Laws relating to the construction, alteration, repairs, removal and safety of all buildings and all other structures and all permanent building equipment.

A Certificate of Compliance will not be issued unless repairs ordered by the building inspector are performed.  
Please have permit number and address available when requesting inspections. Please Give At Least 24 Hours Notice.

FINAL INSPECTIONS ARE MANDATORY.

Signature Of Applicant:  
Revised 2013

[Signature]  
(If Owners signature, I acknowledge that I have read and understand the cautionary and statute statements)

Date: 4/29/13

DAVID QUACKENBUSH

Print Name / Relationship to Property



Village of Brown Deer  
4800 W. Green Brook Dr.  
Brown Deer, WI 53223  
414-371-3030 / Fax 414-371-3045  
(PLEASE TYPE OR PRINT WITH BALL POINT PEN)

PERMIT NO:

PE 15-0093  
INV 3506

ELECTRICAL PERMIT APPLICATION

☐ One & Two Family ☐ Commercial

Project Address: 5427 Nokomis Road, Brown Deer, WI 53223			
Owner: (Print Name) Matthew/Brooke Cullen		Owner Telephone: (414) 688-7654	
Mailing Address: 5427 Nokomis Road, Brown Deer, WI 53223		City: Brown Deer	State: WI Zip: 53223
Tenant Name: (If not owner occupied)		Telephone:	
Electrical Contractor: SELF		Contractor Telephone:	
Address:		Master Electrician: (Signature)	
City	State	Zip	Print Name:
Electrical Contractor No:		Expires:	Master License No: Expires:

Estimated Cost of Job \$ 300	<table><thead><tr><th>No.</th><th>Description</th><th>Qty</th><th>Fees</th><th>Dollars</th><th>Cents</th></tr></thead><tbody><tr><td>1.</td><td>Switches, receptacles &amp; devices</td><td></td><td>\$ .50</td><td></td><td></td></tr><tr><td>2.</td><td>Incandescent lighting fixtures—per lamp</td><td></td><td>\$ .50</td><td>\$ 50</td><td></td></tr><tr><td>3.</td><td>Fluorescent lighting fixtures—per lamp</td><td></td><td>\$ .50</td><td></td><td></td></tr><tr><td>4.</td><td>H I D lighting, etc.—per fixture</td><td></td><td>\$ 6.00</td><td></td><td></td></tr><tr><td>5.</td><td>30 amp outlets &amp; larger outlets (ranges, ovens, dryers)</td><td></td><td>\$ 6.00</td><td></td><td></td></tr><tr><td>6.</td><td>Garbage disposal</td><td></td><td>\$ 6.00</td><td></td><td></td></tr><tr><td>7.</td><td>Dishwasher</td><td></td><td>\$ 6.00</td><td></td><td></td></tr><tr><td>8.</td><td>Water Heater</td><td></td><td>\$ 6.00</td><td></td><td></td></tr><tr><td>9.</td><td>Motors (per h.p. or fraction thereof)</td><td></td><td>\$ .70</td><td>\$ 70</td><td></td></tr><tr><td>10.</td><td>Transformers, generators, rectifiers (per KW &amp; U.P.S. systems)</td><td></td><td>\$ .70</td><td></td><td></td></tr><tr><td>11.</td><td>Automatic heating equipment (furnaces, boilers)</td><td></td><td>\$ 7.50</td><td></td><td></td></tr><tr><td>12.</td><td>Electric heating equipment (per unit)</td><td></td><td>\$ 4.00</td><td></td><td></td></tr><tr><td>13.</td><td>Air conditioner, refrigeration units and compressor</td><td></td><td>\$ 10.00</td><td></td><td></td></tr><tr><td>14.</td><td>Dimmer and timing devices, G.F.C.I. devices</td><td></td><td>\$ 4.00</td><td></td><td></td></tr><tr><td>15.</td><td>Feeder or sub feeder—sub-panel</td><td></td><td>\$ 15.00</td><td></td><td></td></tr><tr><td>16.</td><td>Wireways, bus ways, under floor raceways, aux. gutters/ft.</td><td></td><td>\$ .50</td><td></td><td></td></tr><tr><td>17.</td><td>Strip &amp; track lighting, plug-in strip &amp; similar sys./ft.</td><td></td><td>\$ .50</td><td></td><td></td></tr><tr><td>18.</td><td>Signs, illuminated</td><td></td><td>\$ 30.00</td><td></td><td></td></tr><tr><td>19.</td><td>Hydromassage bathtub—residential</td><td></td><td>\$ 10.00</td><td></td><td></td></tr><tr><td>20.</td><td>Swimming pools, Jacuzzis, spas or hot tubs</td><td></td><td>\$ 50.00</td><td></td><td></td></tr><tr><td>21.</td><td>Services a. 0 through 100 amps</td><td></td><td>\$ 20.00</td><td></td><td></td></tr><tr><td></td><td>b. 101 through 200 amps</td><td></td><td>\$ 30.00</td><td></td><td></td></tr><tr><td></td><td>c. 201 through 400 amps</td><td></td><td>\$ 50.00</td><td></td><td></td></tr><tr><td></td><td>d. 400 through 600 amps</td><td></td><td>\$ 60.00</td><td></td><td></td></tr><tr><td></td><td>e. Per 100 amps over 600</td><td></td><td>\$ 10.00</td><td></td><td></td></tr><tr><td>22.</td><td>Temporary permits, including services, 90 days</td><td></td><td>\$ 60.00</td><td></td><td></td></tr><tr><td>23.</td><td>RE-INSPECTIONS</td><td></td><td>\$ 60.00</td><td></td><td></td></tr><tr><td>24.</td><td>MINIMUM FEE FOR ANY ONE PERMIT*</td><td></td><td>\$ 60.00</td><td></td><td></td></tr><tr><td>25.</td><td>DOUBLE FEES for work started before obtaining permit</td><td></td><td></td><td></td><td></td></tr><tr><td colspan="3">MAKE CHECKS PAYABLE TO VILLAGE OF BROWN DEER</td><td>TOTAL PERMIT FEES</td><td>\$ 100</td><td>00</td></tr></tbody></table>	No.	Description	Qty	Fees	Dollars	Cents	1.	Switches, receptacles & devices		\$ .50			2.	Incandescent lighting fixtures—per lamp		\$ .50	\$ 50		3.	Fluorescent lighting fixtures—per lamp		\$ .50			4.	H I D lighting, etc.—per fixture		\$ 6.00			5.	30 amp outlets & larger outlets (ranges, ovens, dryers)		\$ 6.00			6.	Garbage disposal		\$ 6.00			7.	Dishwasher		\$ 6.00			8.	Water Heater		\$ 6.00			9.	Motors (per h.p. or fraction thereof)		\$ .70	\$ 70		10.	Transformers, generators, rectifiers (per KW & U.P.S. systems)		\$ .70			11.	Automatic heating equipment (furnaces, boilers)		\$ 7.50			12.	Electric heating equipment (per unit)		\$ 4.00			13.	Air conditioner, refrigeration units and compressor		\$ 10.00			14.	Dimmer and timing devices, G.F.C.I. devices		\$ 4.00			15.	Feeder or sub feeder—sub-panel		\$ 15.00			16.	Wireways, bus ways, under floor raceways, aux. gutters/ft.		\$ .50			17.	Strip & track lighting, plug-in strip & similar sys./ft.		\$ .50			18.	Signs, illuminated		\$ 30.00			19.	Hydromassage bathtub—residential		\$ 10.00			20.	Swimming pools, Jacuzzis, spas or hot tubs		\$ 50.00			21.	Services a. 0 through 100 amps		\$ 20.00				b. 101 through 200 amps		\$ 30.00				c. 201 through 400 amps		\$ 50.00				d. 400 through 600 amps		\$ 60.00				e. Per 100 amps over 600		\$ 10.00			22.	Temporary permits, including services, 90 days		\$ 60.00			23.	RE-INSPECTIONS		\$ 60.00			24.	MINIMUM FEE FOR ANY ONE PERMIT*		\$ 60.00			25.	DOUBLE FEES for work started before obtaining permit					MAKE CHECKS PAYABLE TO VILLAGE OF BROWN DEER			TOTAL PERMIT FEES	\$ 100	00
No.	Description	Qty	Fees	Dollars	Cents																																																																																																																																																																																						
1.	Switches, receptacles & devices		\$ .50																																																																																																																																																																																								
2.	Incandescent lighting fixtures—per lamp		\$ .50	\$ 50																																																																																																																																																																																							
3.	Fluorescent lighting fixtures—per lamp		\$ .50																																																																																																																																																																																								
4.	H I D lighting, etc.—per fixture		\$ 6.00																																																																																																																																																																																								
5.	30 amp outlets & larger outlets (ranges, ovens, dryers)		\$ 6.00																																																																																																																																																																																								
6.	Garbage disposal		\$ 6.00																																																																																																																																																																																								
7.	Dishwasher		\$ 6.00																																																																																																																																																																																								
8.	Water Heater		\$ 6.00																																																																																																																																																																																								
9.	Motors (per h.p. or fraction thereof)		\$ .70	\$ 70																																																																																																																																																																																							
10.	Transformers, generators, rectifiers (per KW & U.P.S. systems)		\$ .70																																																																																																																																																																																								
11.	Automatic heating equipment (furnaces, boilers)		\$ 7.50																																																																																																																																																																																								
12.	Electric heating equipment (per unit)		\$ 4.00																																																																																																																																																																																								
13.	Air conditioner, refrigeration units and compressor		\$ 10.00																																																																																																																																																																																								
14.	Dimmer and timing devices, G.F.C.I. devices		\$ 4.00																																																																																																																																																																																								
15.	Feeder or sub feeder—sub-panel		\$ 15.00																																																																																																																																																																																								
16.	Wireways, bus ways, under floor raceways, aux. gutters/ft.		\$ .50																																																																																																																																																																																								
17.	Strip & track lighting, plug-in strip & similar sys./ft.		\$ .50																																																																																																																																																																																								
18.	Signs, illuminated		\$ 30.00																																																																																																																																																																																								
19.	Hydromassage bathtub—residential		\$ 10.00																																																																																																																																																																																								
20.	Swimming pools, Jacuzzis, spas or hot tubs		\$ 50.00																																																																																																																																																																																								
21.	Services a. 0 through 100 amps		\$ 20.00																																																																																																																																																																																								
	b. 101 through 200 amps		\$ 30.00																																																																																																																																																																																								
	c. 201 through 400 amps		\$ 50.00																																																																																																																																																																																								
	d. 400 through 600 amps		\$ 60.00																																																																																																																																																																																								
	e. Per 100 amps over 600		\$ 10.00																																																																																																																																																																																								
22.	Temporary permits, including services, 90 days		\$ 60.00																																																																																																																																																																																								
23.	RE-INSPECTIONS		\$ 60.00																																																																																																																																																																																								
24.	MINIMUM FEE FOR ANY ONE PERMIT*		\$ 60.00																																																																																																																																																																																								
25.	DOUBLE FEES for work started before obtaining permit																																																																																																																																																																																										
MAKE CHECKS PAYABLE TO VILLAGE OF BROWN DEER			TOTAL PERMIT FEES	\$ 100	00																																																																																																																																																																																						

- Buildings ☐ Residential  
☐ Commercial  
☐ Industrial  
☐ New Construction  
☐ Additional Rooms  
☐ Remodeling  
☐ New Occupancy

Describe Scope of Work:  
REPLACING LIGHT FIXTURE  
AND VENT FAN IN  
BATHROOM

List Name of Installing Contractors  
Heating \_\_\_\_\_  
Air Cond. \_\_\_\_\_  
Plumbing \_\_\_\_\_

Please Note:  
The undersigned hereby submits a permit application for the electrical installation for light, heat or power as prescribed & agrees to comply with all applicable State, Local Codes and Ordinances regulating the installation of electrical wiring & equipment in the Village of Brown Deer.

\*Where add'l electrical permits on the same job are necessary, the minimum fee does not apply.

Inspections are required before any work is concealed, when work is complete and prior to Occupancy or Use. Please Have Permit Number and Address When Requesting Inspections. Please Give At Least 24 Hours Notice. FINAL INSPECTIONS ARE MANDATORY.

Signature Of Applicant: Matthew Cullen Date: 4-22-15  
Revised 1/24/14 (I acknowledge that I have read and understand the cautionary & statute statements)



Village of Brown Deer  
4800 W. Green Brook Dr.  
Brown Deer, WI 53223  
414-371-3030 / Fax 414-371-3045  
(PLEASE TYPE OR PRINT WITH BALL POINT PEN)

PERMIT NO:

PP 15-0068

PLUMBING PERMIT APPLICATION

☐ One & Two Family ☐ Commercial

INV 3507

Project Address: 5427 Nokomis Road, Brown Deer, WI 53223		Estimated Cost of Job: \$1,000	
Description of Work: REPLACE SHOWER VALVE, FAUCET, INSTALL NEW SINK, TOILET, LIGHT			
Owner: Matthew/Brooke Cullen		Owner Telephone: 414-658-7654	
Occupant/Tenant:		Occupant/Tenant Telephone:	
CONTRACTOR: SELF		Contractor Telephone:	
Address:		MASTER PLUMBER (Signature)	
City	State	Zip Code	Print Name
Contractor No:	Expires:	Master License No:	Expires:

Schedule Of Inspection Fees  
New Plumbing, Replacement And Modifications Of Equipment And Miscellaneous Items

ITEM	COUNT	EACH	FEE	ITEM	COUNT	EACH	FEE
1. Backflow Preventer		\$ 6.00		24. Whirlpool Tub		\$ 6.00	
2. Bath Tub/Shower		\$ 6.00		25. Sanitary Building Drain			
3. Dishwasher		\$ 6.00		First 100 Feet		\$ 30.00	
4. Drinking Fountain		\$ 6.00		Over 100 feet		\$ .35/ft	
5. Ejectors or Pump		\$ 6.00		26. Storm Building Drain			
6. Faucets/Mixer Values	2	\$ 6.00	\$12.00	First 100 Feet		\$ 30.00	
7. Floor Drain		\$ 6.00		Over 100 feet		\$ .35/lf	
8. Garbage Disposal		\$ 6.00		27. Manhole		\$ 10.00	
9. Grease Trap		\$ 6.00		28. Catch Basin		\$ 10.00	
10. Hose Bibb		\$ 6.00		29. Water Service			
11. Laundry Sink/Tub/Utility		\$ 6.00		First 100 Ft. LATERAL		\$ 30.00	
12. Sinks—Bath/Kitchen/Bar	1	\$ 6.00	\$6.00	Over 100 Ft. LATERAL		\$ .35/lf	
13. Site Drain		\$ 6.00		30. Sanitary Building Sewer			
14. Mop/Slop Sink		\$ 6.00		First 100 Ft. LATERAL		\$ 30.00	
15. Storm Sewer Conductor		\$ 6.00		Over 100 Ft. LATERAL		\$ .35/lf	
16. Urinal		\$ 6.00		31. Storm Building Sewer			
17. Wash Fountain		\$ 6.00		First 100 Ft. LATERAL		\$ 30.00	
18. Washing Machine/Washer Box		\$ 6.00		Over 100 Ft. LATERAL		\$ .35/lf	
19. Water Closet/Toilet	2	\$ 6.00	\$12.00	32. Residential Fire Sprinkler Systems		\$ 30.00	
20. Water Heater - GAS		\$ 6.00		33. OTHER Fixtures		\$ 6.00	
21. Water Heater - ELECTRIC		\$ 6.00		RE-INSPECTION FEE		\$ 60.00	
22. Water Softener		\$ 6.00		MINIMUM PERMIT FEE		\$ 60.00	
23. Water Treatment Device		\$ 6.00		Double Fee		\$	
DOUBLE FEES FOR WORK STARTED BEFORE OBTAINING A PERMIT				TOTAL PERMIT FEE		\$	60.00

FINAL INSPECTIONS ARE MANDATORY. Please Have Permit Number And Address When Requesting Inspections. Please Give At Least 24 Hours Notice.

The applicant agrees to comply with all municipal ordinances and with the conditions of this permit, understands that the issuance of the permit creates no legal liability, express or implied, of the department, municipality, agency or inspector, and certifies that all the above information is accurate. Failure to comply may result in suspension or revocation of this permit or other penalty. Plumbing plans and specifications of the fixtures to be installed in a new or remodeled building shall be submitted with this application in accordance with SPS 382.20 of the State of Wisconsin plumbing code.

Signature Of Applicant: Matthew J. Cullen

Date: 4-22-15



Village of Brown Deer  
4800 W. Green Brook Dr.  
Brown Deer, WI 53223  
414-371-3030 / Fax 414-371-3045  
(PLEASE TYPE OR PRINT WITH BALL POINT PEN)

PERMIT NO:

PB 17 - 0056

BUILDING PERMIT APPLICATION

☒ One & Two Family ☐ Commercial

INV 5485

Project Address: <u>5427 W Nokomis Rd</u>			
OWNER: <u>Matt Cullen</u>		Owner Telephone:	
Mailing Address:		City:	State: Zip:
To Be Occupied By:		Telephone:	
CONTRACTOR: <u>Decusate Basement Repair</u>		Contractor Telephone: <u>414 744 6900</u>	
Address: <u>PO Box 371176</u>		Qualifier Name: (Print Name) <u>Chris Mancuso</u>	
City: <u>Illwaco</u>	State:	Zip: <u>53137</u>	City: State: Zip:
Contractor No:		Expires:	Qualifier License No: Expires:
Architect/Design Engineer Firm: (If Applicable)		Contact Person: (Print Name) Telephone:	
Address:		City:	State: Zip:
Addition		Fence (\$30.00 fee)	Garage
Alterations		Finished Basement	Re-Roofing
Deck (\$85.00 fee)		Fireplace	Shed
Fascia/Soffit		Foundation Repair	Siding
EROSION CONTROL (YOU MUST FILL OUT SEPARATE EROSION CONTROL PERMIT)		Other	
Square Footage Under Construction		Sq. Ft.	Estimated Cost of Work (You must put in a total) \$ <u>3,315</u>
DOUBLE FEES FOR WORK STARTED BEFORE OBTAINING A PERMIT		TOTAL PERMIT FEE (\$60.00 MINIMUM) \$ <u>60.00</u>	
State in detail the kind of occupancy or work to be performed: (Mention alterations, replacements, fence, etc.) <u>Reinforcement South Wall</u>			

Inspections are required before any work is concealed, when work is complete and prior to Occupancy or Use. Please Have Permit Number and Address When Requesting Inspections. Please Give At Least 24 Hours Notice. FINAL INSPECTIONS ARE MANDATORY.

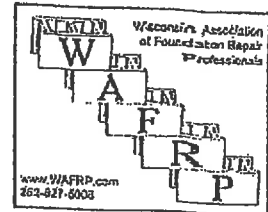
It is Hereby Agreed between the undersigned as owner or his/her agent, and the Village of Brown Deer, that for and in consideration of the premises and of the permit to construct erect, alter or install and the occupancy of building as above described, to be issued and granted by the Building Inspector, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the Village of Brown Deer, and to obey any and all lawful orders of the Building Inspector of the Village of Brown Deer, and all State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment.

Signature Of Applicant:

Revised 1/24/14

(If Owners signature, I acknowledge that I have read and understand the cautionary & statute statements)

Date: 4-13-17



## BASEMENT WALL REINFORCEMENT DESIGN TABLES

(Tables based on a 90 PCF soil pressure)

WALL HEIGHT* - UP TO 6'-10"				
STEEL SIZE, SPACING and BLOCK SIZE	SINGLE JOIST SIDE MOUNT	DOUBLE JOIST Or 2x8 min. nailed to side of joist.	SINGLE JOIST With SADDLE	TJI JOIST
4" X 2" X 1/4" 36" Max. Spacing 8", 10" or 12"	(2) 1" Dia. Bolts See Details 2-5 on S2-A (4) 1/2" Dia. Bolts See Details 2-5 on S2-B	(2) 5/8" Dia. Bolts See Details 10-13 on S4-A	(2) 1/2" Dia. Bolts See Details 18-22 on S6	(2) 1" Dia. Bolts See Details 6-7 on S3-A
5" X 2" X 3/16" 50" Max. Spacing 10" or 12"	(4) 5/8" Dia. Bolts See Details 2-5 on S2-B	(2) 3/4" Dia. Bolts See Details 10-13 on S4-B (4) 1/2" Dia. Bolts See Details 10-13 on S4-B	(2) 5/8" Dia. Bolts See Details 18-22 on S6	(4) 5/8" Dia. Bolts See Details 6-7 on S3-B
WALL HEIGHT* > 6'-10" UP TO 7'-6"				
STEEL SIZE, SPACING and BLOCK SIZE	SINGLE JOIST SIDE MOUNT	DOUBLE JOIST Or 2x8 min. nailed to side of joist.	SINGLE JOIST With SADDLE	TJI JOIST
5" X 2" X 3/16" 36" Max. Spacing 8", 10", or 12"	(2) 1" Dia. Bolts See Details 2-5 on S2-A (4) 1/2" Dia. Bolts See Details 2-5 on S2-B	(2) 5/8" Dia. Bolts See Details 10-13 on S4-A	(2) 5/8" Dia. Bolts See Details 18-22 on S6	(2) 1" Dia. Bolts See Details 6-7 on S3-A
6" X 2" X 3/16" 50" Max. Spacing 10", or 12"	(4) 3/4" Dia. Bolts See Details 2-5 on S2-B	(2) 1" Dia. Bolts See Details 10-13 on S4-A (4) 1/2" Dia. Bolts See Details 10-13 on S4-B	(2) 3/4" Dia. Bolts See Details 18-22 on S6	(4) 3/4" Dia. Bolts See Details 6-7 on S3-B
WALL HEIGHT* > 7'-6" UP TO 8'-2"				
STEEL SIZE, SPACING and BLOCK SIZE	SINGLE JOIST SIDE MOUNT	DOUBLE JOIST Or 2x8 min. nailed to side of joist.	SINGLE JOIST With SADDLE	TJI JOIST
5" X 3" X 1/4" 36" Max. Spacing 8", 10", or 12"	(4) 5/8" Dia. Bolts See Details 2-5 on S2-A	(2) 3/4" Dia. Bolts See Details 10-13 on S4-B (4) 1/2" Dia. Bolts See Details 10-13 on S4-B	(2) 5/8" Dia. Bolts See Details 18-22 on S6	(4) 5/8" Dia. Bolts See Details 6-7 on S3-B
6" X 3" X 1/4" 50" Max. Spacing 10", or 12"	(4) 7/8" Dia. Bolts See Details 2-5 on S2-B	(2) 1" Dia. Bolts See Details 10-13 on S4-B (4) 5/8" Dia. Bolts See Details 10-13 on S4-B	(2) 1" Dia. Bolts See Details 18-22 on S6	(4) 7/8" Dia. Bolts See Details 6-7 on S3-B

\*Wall Height is top of floor to bottom of joist (Field measurements can be rounded to the nearest 1/2") i.e. 9'-1 1/4" rounds to 9'-1", 9'-1 1/2" rounds to 9'-2"

\*\*Bottom Anchors: Min. (2) 1/2" dia. x 7" long expansion bolts into footing.

Or (2) 3/4" dia. x 4" long expansion bolts min. 3" into slab

See Pages S-5 thru S-12 for Additional Connection and Wall reinforcing Details



# FOUNDATION REPAIR

Date: 4-13-17

Permit #:

Owner's Name:

Niatt Cullen

Site Address:

5127 W. Normus Rd

Contractor Name: Accurate Basement Repair

Contractor's Signature:

[Signature]

## CHECK ALL THAT APPLY

- ☐ Wet walls/No leakage on floor/No displacement
- ☐ Water leakage at wall/floor joint
- ☐ Water leakage above wall base
- ☐ Water seepage through the floor slab
- ☐ Leaning or bowed walls/Wall deflection less than one inch/No movement
- ☐ Wall step cracks with no displacement
- ☒ Leaning or bowed walls/Wall deflection less than one inch/Some movement
- ☐ Leaning or bowed walls/Wall deflection more than one inch/Significant movement
- ☐ Walls sheared at base/Wall slide less than 1/2 inch
- ☐ Wall sheared at base/Wall slide 1/2 inch or more
- ☐ Dropped, settled or rotated footing
- ☐ Poured concrete walls with water leakage/No wall displacement
- ☐ Poured concrete walls, leaning or bowed/Wall deflection less than 1 inch
- ☐ Poured concrete walls, leaning or bowed/Wall deflection 1 inch or more

Engineering design specifications can be submitted in lieu of the "Best Management Standards for Foundation Repair" as proposed by WAFRP.

Describe the problem:

See attached

Describe the solution:

Name \_\_\_\_\_ Owner of \_\_\_\_\_ Res. 414-322-6336  
Address \_\_\_\_\_ 5427 W. Nokmis Rd \_\_\_\_\_ Bus. \_\_\_\_\_  
City, State, Zip \_\_\_\_\_ Brown Deer, WI 53223 \_\_\_\_\_ Cell \_\_\_\_\_  
Realtor \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Realtor \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Analysis \_\_\_\_\_ Email [nteamclings@gmail.com](mailto:nteamclings@gmail.com)

Please see attached analysis

All proposed work per Best Management Standards for Foundation Repair rev. 6/13/2012 (WAFRP)

Age of Bldg \_\_\_\_\_ 1980's \_\_\_\_\_ Referred by \_\_\_\_\_ Realtor \_\_\_\_\_

Accurate Basement Repair, LLC. Herein after referred to as Contractor, proposes to furnish all materials/permits, labor and equipment necessary to perform the following work which the above named owner has requested; excludes engineering reports.

**EXCAVATION**

- Approximate linear ft. \_\_\_\_\_
- ☐ Cover lawn with plywood; excavate shaded area to footing; clean excavated walls; patch all exterior cracks (grade to footings); clean and flush bleeders in footings; apply below grade tar mastic sealer, cover sealer with 6 mil visqueen; install new 4" exterior drain tile; back fill with stone within 18" to grade; install filter fabric; grade away from foundation walls using top soil.
- ☐ Straighten walls best as possible
- ☐ Repair wall cracks interior / exterior per job Foreman

**REINFORCEMENT METHODS**

Wall thickness \_\_\_\_\_ 10 \_\_\_\_\_ No. Of coarses \_\_\_\_\_ 11 \_\_\_\_\_

- ☒ Reinforce walls with vertical steel columns;  
Install approximately \_\_\_\_\_ 32" - 36" \_\_\_\_\_ centers
- ☐ Reinforce walls with steel rebar and core fill with cement
- ☒ Repair interior wall cracks
- Reinforcement (without excavation)
- Reinforce South wall 24' with (9) 5" x 2" x 3/16" steel vertical columns
- Tuckpoint interior wall cracks on the repair walls, per job foreman
- Contractor will remove and reinstall conduit, Stationary tub, toilet and additional plumbing pipes

- Includes City of Brown Deer Municipal Building permit.

Homeowner is responsible for removing and reinstalling washer and dryer.

Not included: Removal of personal belongings and any other obstructions not specifically noted / included above - Please see Terms & Conditions #6, #14, & #16

TOTAL AMOUNT \$3,315.00 DOWN PAYMENT \$750.00 PAY 10 DAYS UPON COMPLETION

Contractor agrees for a period of 20 YEARS the repair or replacement of any defective work at no added cost to owner. Contractor is not responsible for any foundation settling and cracking as a result of sub-soil movement. The warranty does not cover dampness, efflorescence or mold growth on basement wall or floor. **Warranty is transferable upon change of ownership.**

Owner acknowledges that he has read the terms and conditions contained in this agreement, including "customer's right to cancel" and other terms or conditions contained on the reverse side hereof and acknowledges receipt of two copies of this agreement. (one copy if sent electronically)

Starting Date April/May 2017

Completion Date 1 day

Accepted by (sign) David E. Cielinski

Signature \_\_\_\_\_ Date 4/10/2017

Accurate Basement Repair Representative David Wipijewski

Date 4/7/2017

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of acceptance. Request a Notice of Cancellation form for an explanation of this right. This estimate may be withdrawn by Accurate Basement Repair, LLC. If not accepted within 30 days.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target  
56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,  
57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified  
60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead  
61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,  
62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to  
63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on  
64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known  
65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to  
66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of  
68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the  
69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information  
70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination  
71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint  
72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller  
74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no  
75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt  
77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:  
79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing on  
81 behalf of the Seller, a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under  
82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure  
83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes  
84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)  
86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as  
90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance  
91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred  
93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision  
95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square  
97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated  
99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces  
100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,  
102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate  
104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)  
105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;  
106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)  
107 provision of a report explaining the results of the investigation.

108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in  
109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular  
110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless  
112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

**OFFER ADDENDUM S - LEAD BASED PAINT  
DISCLOSURES AND ACKNOWLEDGMENTS**

Page 1 of 3

1 ■ **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a  
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from  
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in  
4 young children may produce permanent neurological damage, including learning disabilities, reduced  
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular  
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the  
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the  
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or  
9 inspection for possible lead-based paint hazards is recommended prior to purchase.

10 Disclosures and Acknowledgments made with respect to the Property at 5427 W. NOKOMIS RD  
11 BROWN DEER, Wisconsin.

12 ■ **SELLER DISCLOSURE AND CERTIFICATION.**

Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or  
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: NONE KNOWN

15  
16 (Explain the information known to Seller, including any additional information available about the basis for the determination  
17 that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all of the  
19 reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

20  
21 (Identify the LBP record(s) and report(s) (e.g. LBP abatements,  
22 inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")

23 (2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their  
24 knowledge, that the information provided by them is true and accurate.

25 Elizabeth A. Dresden ELIZABETH A. DRESDEN  
26 (ALL Sellers' signatures) Print Names Here (Date) 5-5-09

27 **Seller Obligations under the Federal Lead-Based Paint Disclosure Rules**

28 (Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§ 745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A,  
29 Part 35, Subpart H, §§ 35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)

30 **DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated  
31 under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this  
32 section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

33 (1) **Provide LBP Pamphlet to Buyer.** The Seller shall provide the Buyer with an EPA-approved lead hazard information  
34 pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead in Your Home* (EPA  
35 #747-K-94-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

36 (2) **Disclosure of Known LBP to Buyer.** The Seller shall disclose to the Buyer the presence of any known lead-based  
37 paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional  
38 information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the  
39 determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based  
40 paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

41 (3) **Disclosure of Known LBP & LBP Records to Agent.** The Seller shall disclose to each agent the presence of any  
42 known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available  
43 records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any  
44 additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis  
45 for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or  
46 lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

47 (4) **Provision of Available LBP Records & Reports to Buyer.** The Seller shall provide the Buyer with any records or reports  
48 available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold.  
49 This requirement includes records or reports regarding common areas. This requirement also includes records or reports  
50 regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or  
51 inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

52 (b) **Disclosure Prior to Acceptance of Offer.** If any of the disclosure activities identified in lines 30 - 51 occurs after the Buyer  
53 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting  
54 the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

## RESIDENTIAL APPRAISAL CARD

DISTRICT

NO.

## OWNER

## DESCRIPTION

George H. Krause & w  
5427 W. Nokomis Road  
Milwaukee 18, Wisconsin

341-53

067-0053

#1

341-53 Lot 29 Blk 2  
Coronado Subd  
SW 1/4 Sec 11-8-21E

## SALES INFORMATION

Date	Consideration	Volume	Page	Remarks

## BUILDING PERMIT RECORD

Date	Number	Amount	Purpose
5/4/77	10035	3 000	Alum Siding + Trim

## RENTAL INFORMATION

No.	Year	Full Rental Val.	Vac. Fac.	Adj. Rent. Val.	Average	3 Yr. Av.
19	\$	\$	\$	\$	\$	
19						
19						

## GENERAL INFORMATION

Appraisal—Date \_\_\_\_\_ Am't. \$ \_\_\_\_\_ By \_\_\_\_\_  
 Appraisal—Date \_\_\_\_\_ Am't. \$ \_\_\_\_\_ By \_\_\_\_\_  
 Appraisal—Date \_\_\_\_\_ Am't. \$ \_\_\_\_\_ By \_\_\_\_\_  
 Owner's Estimate: Land \_\_\_\_\_ Bldgs \_\_\_\_\_ Equip. \_\_\_\_\_ Total \_\_\_\_\_  
 Asking Price \$ \_\_\_\_\_ Offer \_\_\_\_\_  
 Insurance \$ \_\_\_\_\_ Mortgage \$ \_\_\_\_\_ Year \_\_\_\_\_

## LAND VALUE FACTORS

Width \_\_\_\_\_ Surface \_\_\_\_\_  
 Average Depth \_\_\_\_\_ Grade \_\_\_\_\_  
 Facing on \_\_\_\_\_ Pavement \_\_\_\_\_  
 Corner \_\_\_\_\_ Sidewalk \_\_\_\_\_  
 Exposure: N \_\_\_\_\_ S \_\_\_\_\_ E \_\_\_\_\_ W \_\_\_\_\_  
 Alley: Side \_\_\_\_\_ Rear \_\_\_\_\_  
 Distance From: \_\_\_\_\_  
 Bus or Car Line \_\_\_\_\_  
 Center of City \_\_\_\_\_  
 Grade School \_\_\_\_\_ High School \_\_\_\_\_  
 Church \_\_\_\_\_  
 Zone \_\_\_\_\_  
 Neighborhood: Exc. \_\_\_\_\_ Good \_\_\_\_\_ Avg. \_\_\_\_\_  
 Poor \_\_\_\_\_ Stable \_\_\_\_\_  
 Declining \_\_\_\_\_ Improving \_\_\_\_\_  
 Age of Neighborhood \_\_\_\_\_

## LAND IMPROVEMENTS

Retaining Walls \_\_\_\_\_ \$ \_\_\_\_\_  
 Cement Drives and Walks \_\_\_\_\_ \$ \_\_\_\_\_  
 Fences \_\_\_\_\_ \$ \_\_\_\_\_  
 Shrubs, Trees and Lawn \_\_\_\_\_ \$ \_\_\_\_\_  
 Wells \_\_\_\_\_ \$ \_\_\_\_\_  
 Septic Tanks \_\_\_\_\_ \$ \_\_\_\_\_  
 Total \$ \_\_\_\_\_

## COMPUTATION OF LAND VALUE

Width		
Front Foot Unit	\$	
Value Full Depth	\$	
Depth Factor %		
Adjusted Land Value	\$	
Add Alley Value	\$	
Add Corner Value		
Add Land Impts.		
Total Land Value	\$	

## SUMMATION OF VALUATION PROCESSES

Date	Valuation from Income	Adjusted Sound Value	Valuation from Income	Adjusted Sound Value

Remarks: \_\_\_\_\_

## ASSESSMENT SUMMARY

By Whom Assessed					
Date					
Land	4500				
Improvements	12500				
Total	17,000				

# RESIDENTIAL APPRAISAL CARD

CLASS		Inspected by _____ Date _____		PLAN OF BUILDING ONE DIVISION = FEET													
GRADE	M A N	A	B	1st						2nd							
Single Dwelling																	
Double Dwelling																	
Duplex																	
Bung. Duplex																	
Family																	
Summer Cottage																	
				No. Rooms													
				No. Closets													
<b>STORIES</b>																	
<b>FOUNDATION</b>																	
Conc. Block				FLOORS													
Concrete				Concrete													
Stone				Hardwood													
Posts - Piers				Softwood													
Rubble				Tile													
Conc. Slab.				Linoleum													
<b>EXT. WALL</b>																	
Siding - Sheathing				TRIM													
Face Br. Ven.				Hardwood													
Com. Br. Ven.				Softwood													
Stone Veneer				WALLS													
Conc. Block				Plaster													
Stucco				Dry Wall													
				Wallboard													
				Paneled													
				Tile													
Insulation				<input checked="" type="checkbox"/> <b>EQUIPMENT - ADD FOR EXTRA'S</b>													
<b>ROOF</b>																	
Gable				Laundry Tubs \$													
Hip				Water Heater													
Gambrel				Water Softener													
Shed.				Sump Pump													
				Incinerator													
Dormers																	
Asphalt Shingle				Sink													
Wood Shingle				Disposal													
				Dishwasher													
Insulation				Bl. Oven & Range													
				Refrigerator													
<b>BASEMENT</b>				Exhaust Fan													
Whole				Cabinets													
None																	
Part				Water Closet													
				Bath Tub													
Crawl Space				Shower O.T.													
				Shower Stall													
Rec. Room				Lavatory													
				Colored Fixtures													
Garage				Clothes Chute													
				Tile, Ceramic													
<b>HEATING</b>				Tile, Plastic													
Stove				Fireplace													
Hot Air Piped				Bsmt. Fireplace													
Hot Air Pipeless																	
Forced H. A.				Recreation Room													
Hot Water																	
Steam				Garage in Bsmt.													
Oil <input type="checkbox"/> Gas <input type="checkbox"/> Coal <input type="checkbox"/>				<b>ADD FOR EXTRA'S</b> \$													
<b>AGE</b>				<b>OBSERVED CONDITION</b>													
Year Built				Exterior Ex ____ G ____ F ____ P ____													
Remodeled				Interior EX ____ G ____ F ____ P ____													
<b>ELECTRICAL</b>				<b>DEPRECIATION - Adverse Influences</b>													
Modern				Old Style													
Amperes																	
Outlets																	
Circuits																	

	Width x Length	Sq. Ft.	Ht.	Cu. Ft.
Main	x			
A	x			
B	x			
Total				
PORCHES, Bays, etc. Base Repl. Cost.				
OTHER STRUCTURES				
Value \$				
BASE UNIT COST				
COMPUTATION DATE				
x	\$		\$	
x				
x				
Add for Porches etc.				
Add for Extra's				
Base Replacement Cost				
Cost Index				
Current Repl. Cost				
% Condition				
Net Value				
Add Value - Other Structures				
<b>TOTAL VALUE</b>				
Deduct - Adverse Influences				
<b>APPRAISED VALUE</b>				

Alter. Front



Thin  
to be

w.p. POT BOX (PLYWOOD)

ALTERNATE FRONT



