



BUILDING INSPECTION OFFICIAL NOTICE

CASE NUMBER: CB2024-109-01919 **PROPERTY:** 2702 E WASHINGTON AVE
INSPECTION DATE: 04/22/2024 **INSPECTOR:** ABBIE KURTZ
02:49 PM PROPERTY CODE INSPECTOR 1
MAILED DATE: 04/25/2024 (608) 266-4550
akurtz@cityofmadison.com

CAPITOL ONE REAL ESTATE
LLC
2570 RIMROCK RD
MADISON, WI 53713

An inspector found one or more code violations at the above property. This letter will explain what the issue is and how to correct it. If you have questions, contact the inspector as soon as possible.

If you complete the work by the due date, you may avoid:

- A \$75 reinspection fee;
- A citation;
- Having this case sent to the City Attorney's Office for legal action.

The inspectors may charge a reinspection fee even if they grant an extension. Recurrent violations may lead to citations without any more warning. You must comply with this order on a continuous basis. Correct the issues and notify your inspector as soon as possible to avoid penalties. If we need access to inspect, you must call your inspector before the listed due date.

Any items on this notice may be subject to rent abatement if uncorrected by the due date. Items automatically eligible for abatement have a "Y" in the Abate column. The Hearing Examiner may determine final abatement awards.

To appeal this order, you must contact us in writing within 15 days of this letter's postmark.

Item No.	Violation Section No.	Abate	Corrections Required	Due Date
1.	27.05(2)(c)	No	Clean all exterior property areas including terraces, yards, and open porches. Remove all junk, trash, debris, physical hazards and stored items from the exterior of the property. Including but not limited to the paper and plastic trash by the back fence, the dumpster enclosure, the utility boxes, and in the shrub by the BP sign. NOTE: All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation.	05/15/2024
2.	27.05(2)(d)	No	Properly replace if in use or properly dispose of if not in use the concrete slab near the back walkway. Driveway, parking areas and similar paved areas shall be properly maintained in a safe and substantial condition at all times.	05/22/2024
3.	27.05(2)(d)	No	Repair necessary portions of the back wooden fence that is missing slats and not plumb to a plumb condition so the fence's weight is properly supported by its structural posts in accordance with the site plan. Fences and other minor constructions shall be properly maintained in a safe, sanitary and substantial condition for the purpose intended. Fasteners must be in working order and properly attached. All fencing shall be free of hazards and the fencing material shall be securely attached to the posts. The posts shall be straight, true, plumb and secure.	05/29/2024