

From: Building Inspection Division
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison, Wisconsin 53701-2984

City of Madison
OFFICIAL NOTICE

Notice: An inspection discloses that
certain sections of the City
Ordinances are being violated.

Property Located At:
1026 Sherman Avenue

OWNER:
MICHAEL MAJOR JR
1026 SHERMAN AVE
MADISON WI 53703

Item No.	Violating Section No.
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CORRECTIONS REQUIRED

REISSUE CASE CB2011-110-02939 TO NEW OWNER

This building was vacant at the time of this inspection.

EXTERIOR

- | | | |
|----|--------------|---|
| 1. | 27.05(2)(g)2 | Replace all deteriorated wood in the soffits/fascia, repairing all holes. Secure any loose wood. Provide a weathertight and animal-proof surface. |
| 2. | 27.05(2)(g)2 | Tuckpoint the chimney above the roof line wherever the mortar is loose, missing or deteriorated. |
| 3. | 27.05(2)(g)2 | Repair the wing walls by the front stair system. Secure these walls so they will withstand the loads imposed and install the missing stucco coating over the foam plastic insulation board. |
| 4. | 27.05(2)(i) | Secure the loose tread in the rear stair system. Ensure to maintain an even rise and run. |
| 5. | 27.05(2)(i) | Repair and secure the handrails for the rear stair system so it (they) can withstand a 200-pound load applied at any point in any direction. |
| 6. | 27.05(2)(e) | Scrape and repaint the exterior surfaces of the house and garage where the existing paint is deteriorated, chipping, cracking, or peeling. |

NOTE: Buildings constructed before 1978 are likely to have paints containing lead. Care must be taken when disturbing lead painted surfaces. For more information on the proper procedures for lead-safe home improvement, please call Public Health for

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Madison and Dane County at 266-4821. You can view or download a lead-safe home improvement guide from the City website at:
http://www.cityofmadison.com/health/envhealth/pdf_files/LeadGuide.pdf

This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Building Inspection Division may issue citation(s), and/or refer the situation to the City Attorney's Office.

The Building Inspection Division is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below. You should also contact me on or before the due date if you wish to attend the follow-up inspection.

NOTE:

Any items on this notice not corrected by the due date may be subject to rent abatement claims. The items marked by the asterisks (*) are, in this department's judgment, the most likely to actually result in an award. Actual abatement, if applied for, will be determined by a Hearing Examiner.

THE APPLICATION FOR AND GRANTING OF AN EXTENSION OF TIME TO COMPLETE REPAIRS WILL NOT STOP THE RENT ABATEMENT PROCESS. ABATEMENT, IF APPLICABLE, WILL BE BASED ON YOUR ORIGINAL DUE DATE.

THE MADISON GENERAL ORDINANCES REQUIRE THAT A FEE OF \$75.00 BE CHARGED FOR REINSPECTIONS THAT DO NOT RESULT IN COMPLIANCE. ATTEMPTED REINSPECTIONS (NO ENTRY) ARE BILLED AT \$35.00 EACH.

Please notify the inspector when work is completed.

Telephone: 608-266-4834

Inspected by: Al Vorhees

On: 5-17-12

Date Issued: 5-23-12

The violations shall be corrected on or before:

September 9, 2012

Code Enforcement Officer: _____

Any person violating any provision of the City Ordinances enforced by the Building Inspection Division is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE BUILDING INSPECTION DIRECTOR IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.