

**2122 East 7th Street**  
**Scope of required work**

Work item #	Ordinance/ Building Code Section	Findings and Requirements
1	SPS 321.18	A new foundation system shall be designed and submitted to the building inspector for approval per SPS 321.18 before construction.
2	SPS 321.25	Basement and crawl space support columns shall be securely fastened to the beams and foundation below in accord with SPS 321.25.
3	SPS 321.12	The exterior grade lacks adequate slope and drainage to prevent the infiltration of water into the basement and crawl space and the accumulation of standing water near and against the foundation wall. Adequate slope and drainage shall be provide to prevent the deterioration of the exterior foundation walls and the front porch foundation per SPS 321.12
4	SPS 321.17	A basement ground water sump pit, pump, and drain tile system shall be installed to properly dispose of the infiltrating ground water per SPS 321.17.
5	SPS 321.15 SPS 321.22 SPS 321.25	Front porch foundation access was not readily accessible at the time of the inspection. The front porch foundation system shall be evaluated for adequate size, spacing, and freeze protection and corrections shall be made to meet minimum UDC standards. The front porch floor joists shall be evaluated for damage, rot, and deterioration and corrections, repair, or replacement shall be made to meet minimum UDC standards. All of the above to be in compliance with SPS 321.15, 321.22, and 321.25.
6	SPS 323.02 SCO 34-54	A heating system shall be designed and installed for the dwelling unit per SPS 323.02. Correctly install a properly sized heating system to properly distribute heat to all habitable rooms and to the kitchens and bathrooms. The heating system shall be sized using a standard heat loss calculation as is common in the industry. All HVAC work shall be done by licensed HVAC contractors with HVAC permits per SCO 34-54.
7	SPS 316	The electrical systems within this dwelling unit do not meet current provisions of the Wisconsin State Electrical Code Chapter SPS 316 and/or the National Electrical Code as referenced therein. As a result of age, deterioration, and non-compliance with SPS 316 and the National Electrical code, the wiring of the dwelling unit is hereby declared a safety hazard and as such the dwelling is declared as unsafe for human habitation. Inspect, repair or replace all hazardous non-compliant electrical wiring to include incorrect knob-and-tube wiring and spices and knob-and-tube wiring encased in insulation. Inspect, repair or replace all hazardous non-compliant NM wiring, boxes and devices, where ever found throughout the dwelling unit. Receptacle spacing shall be code compliant with 2015 NEC requirements. All circuits shall be identified at the service panels. Adequately support all NM cables. Provide GFCI protected

		receptacles per code at the kitchen, bathroom and exterior locations. Provide proper code compliant grounding where needed. Provide a GFCI protected receptacle near bathroom sinks. Arc Fault breakers shall be used for all new circuits installed. Tamper Resistant receptacles shall be used for all new receptacles installed.
8	SPS 319.230	An electrical load calculation is required for submittal for an electrical permit. A 100 amp minimum new electrical service is required, depending on the load calculation per SPS 319.230.
9	SPS 321.09 SPS 321.097 SPS 328 SCO 34-7 SCO 54-31-37	Smoke and CO detectors are required as a provision for occupancy as outlined in SPS 321.09, SPS 321.097, SPS 328 and SCO 34-7. Install hard wired CO detectors and hard wired smoke detectors per SCO Sec. 54-31 to 54-37.
10	SPS 382 SCO 34-52	The plumbing system within the dwelling does not meet current provisions of the Wis. State Plumbing Code. The plumbing systems are damaged beyond repair by rust, corrosion, and freezing, and is therefore declared as unfit and unsafe for human use. Replace and correctly install a potable or domestic water heating system and all plumbing fixtures, devices and equipment in a code compliant manner per SPS 382.  All plumbing work shall be done by licensed plumbing contractors with plumbing permits per SCO 34-52.
11	SCO 104-272 SCO 104-284 SCO 104-371	All windows shall be thermal pane windows or provided with storm windows. All windows required for ventilation shall be provided with screens. Manufacturer's installation instructions or best practice standards shall be followed for the re-installation of windows. Air sealing, weather sealing, and window flashing products shall be correctly used to reinstall windows per SCO 104-272, 104-284, 104-371.
12		Exterior doors have been damaged by abuse, vandalism, use, age, and/or improper installation. Repair, replace, and/or correctly install exterior doors to provide adequate security and weather protection. Exterior door trim, window trim, and any other open wood surface that is decayed or deteriorated shall be replaced, painted, covered, or otherwise protected from rot and decay.
13	SCO 104-244	The soffit and fascia is deteriorated and missing in places. Install weather resistant soffit and fascia with adequate ventilation per SCO 104-244.
14	SCO 104-272	Existing siding is decayed, rotted, broken and damaged in several places. Siding and siding caulking shall be repaired or replaced to provide protective covering per SCO 104-272.
15	SPS 322.32 SPS 322.39	Attic insulation shall be provided to all attic spaces to achieve a minimum rating of R38 per SPS 322.32. Attic ventilation shall be provided to meet the minimum SPS 322.39 requirements.

16	SPS 321.07 SPS 322.32	Attic access shall be provided to the lower attic level and the main attic of the dwelling. Insulation and ventilation per the above directions shall be provided as needed per SPS 321.07 and SPS 322.32.
17	SCO 104-303 DHS 163	Unless lead testing is performed to determine the absence of lead, all demolition or repair of the interior surfaces and older exterior surfaces shall be by lead certified contractors. Chipped and peeling paint shall be presumed to be lead based due to its age. Lath and plaster and/or other surface materials are pulling away from the building framing in many areas. In other areas it is water damaged or damaged by abuse. Remove all loose and deteriorated lath and plaster and non-fire resistance rated ceiling and wall surfaces and replace as needed with fire resistance rated finishes where required. Missing wall and ceiling surface coverings shall be repaired or replaced in a code compliant manner with proper vapor barrier, air sealing, draft stopping and fire blocking installed in all opened areas. All interior wall demolition and repairs shall be done in a lead safe manner by certified contractors. All interior chipped and peeling paint shall be removed in a lead safe manner by certified contractors per SCO 104-303 and DHS 163 (Wisconsin Department of Health Services).
18	SPS 322.20 SCO 34-7 SPS 322.38	Investigate the interior of the exterior walls to determine the condition and content of the wall insulation. Fill all wall cavities to their full depth with insulation per SPS 322.20 and SCO 34-7. Vapor barrier shall be installed on all opened exterior walls or vapor barrier paint shall be applied per manufacturer's instructions to provide code compliant vapor barrier per SPS 322.38.
19	SPS 321.085 SPS 322.37	Fire block and draft stop all required floor, ceiling, and wall penetrations as required.
20	SPS 321.04	Stairway graspable handrails shall be securely installed per SPS 321.04.
21	SCO 104-303	The kitchen and bathroom floors were observed to be worn and damaged and not in a cleanable and sanitary condition. Replace floor surface per SCO 104-303
22	SCO 104-244	The rear detached garage was not secured. The building shall be maintained secure and safe for the dwelling occupants. Repair or replace garage roof, soffit, fascia, windows, window and door trim, and siding. Repair or replace failing roof rafters where needed. Repair or replace rotted or damaged doors and wall framing where needed per SCO 104-244.
23	SCO 104-301	All junk, discarded appliances, discarded equipment of any kind, decaying wood or organic material stored in the basement and crawl space area shall be removed per Superior Code of Ordinances, SCO 104-301.