



2017 NEIGHBORHOOD INSPECTION PROGRAM

Department of Community Development & Inspections



What is the Neighborhood Inspection Program?

The systematic exterior inspection of every property in designated areas of the City.

Seven areas have been selected for the 2017 program.

Why Does The City Have This Program?

- ◆ “Broken window” theory
- ◆ Systematic inspections have longer lasting impact
- ◆ Opportunity to identify and correct public health and safety problems
- ◆ Important effort in preserving our neighborhoods and property owner investments
- ◆ Maintain or improve property values

How Does The Program Work?

- ◆ Identify potential inspection areas
- ◆ Survey areas
- ◆ Prepare operating plan
- ◆ Common Council review
- ◆ Public meetings
- ◆ Inspections begin
- ◆ Follow-up inspections

What Is The Inspection Process?

- ◆ Notification of inspection
- ◆ Appointment (*optional*)
- ◆ Property inspection
- ◆ Notification of results

We Will Be Here



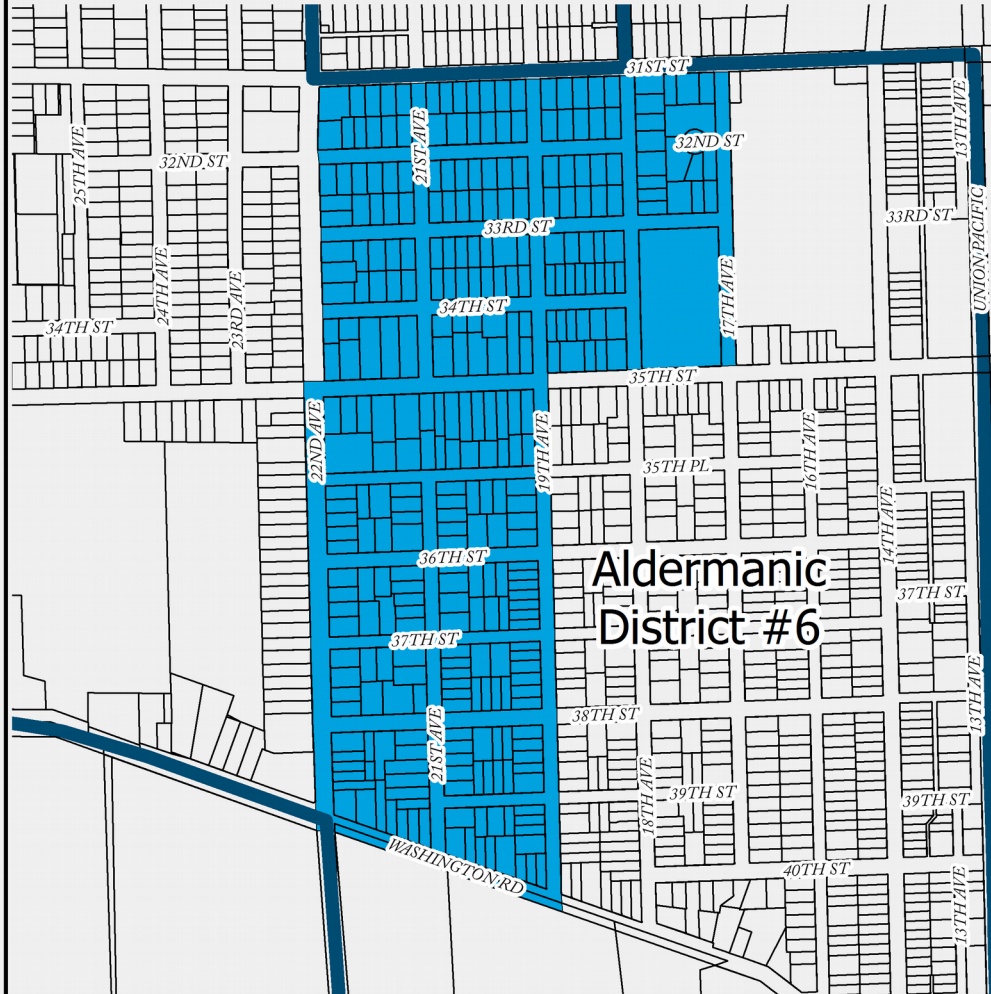
625 52nd Street, Room 100
Kenosha, WI 53140


NEIGHBORHOOD INSPECTION PROGRAM

I will be making exterior property inspections in your neighborhood within the next two (2) weeks. If you wish to be present during the inspection of your property, please call me to schedule an appointment.

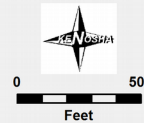
- | | |
|--|--|
| <input type="checkbox"/> Martha Swartz
262.653.4253 | <input type="checkbox"/> Robert Newhouse
262.653.4273 |
| <input type="checkbox"/> Mark Sanchez
262.653.4272 | <input type="checkbox"/> Doug Kroening
262.653.4104 |
| <input type="checkbox"/> Richard Kath
262.653.4274 | <input type="checkbox"/> _____ |

2017 Neighborhood Inspection Program

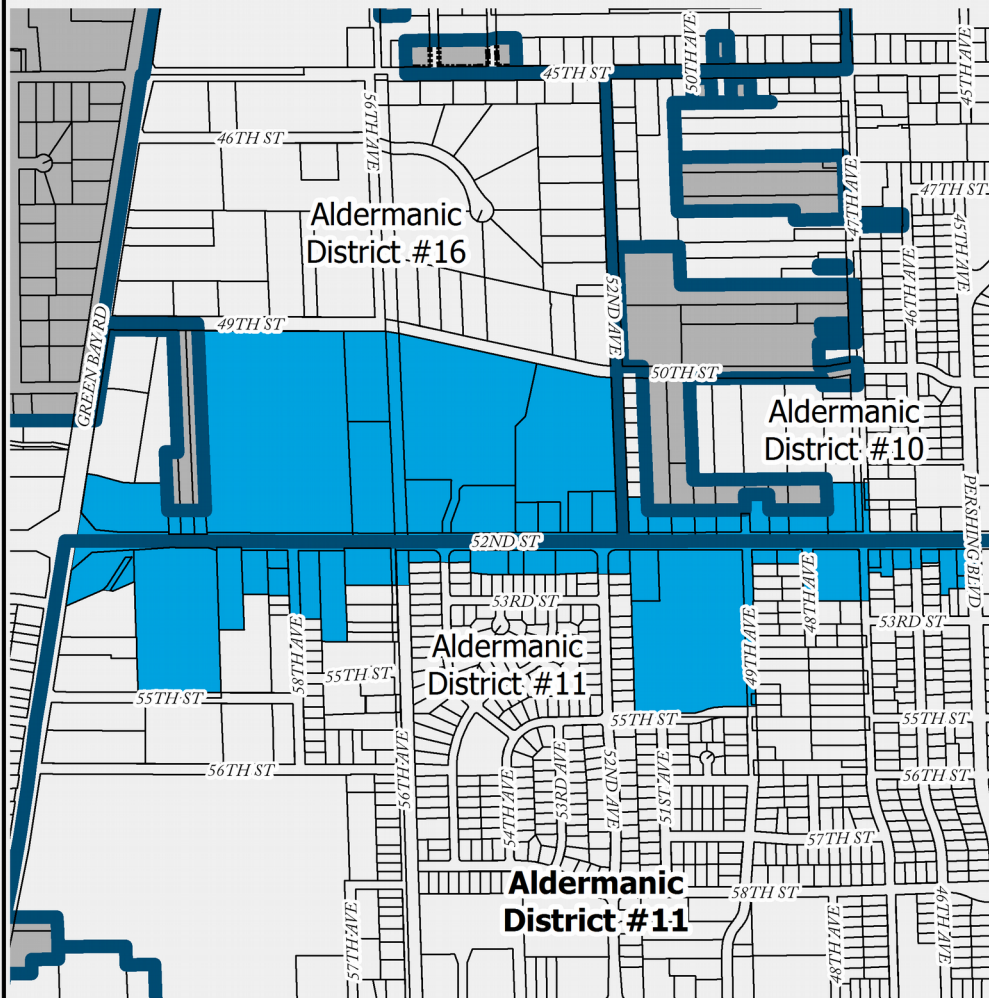


 Inspection District #1

322 Parcels

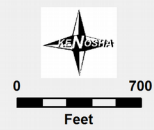


2017 Neighborhood Inspection Program

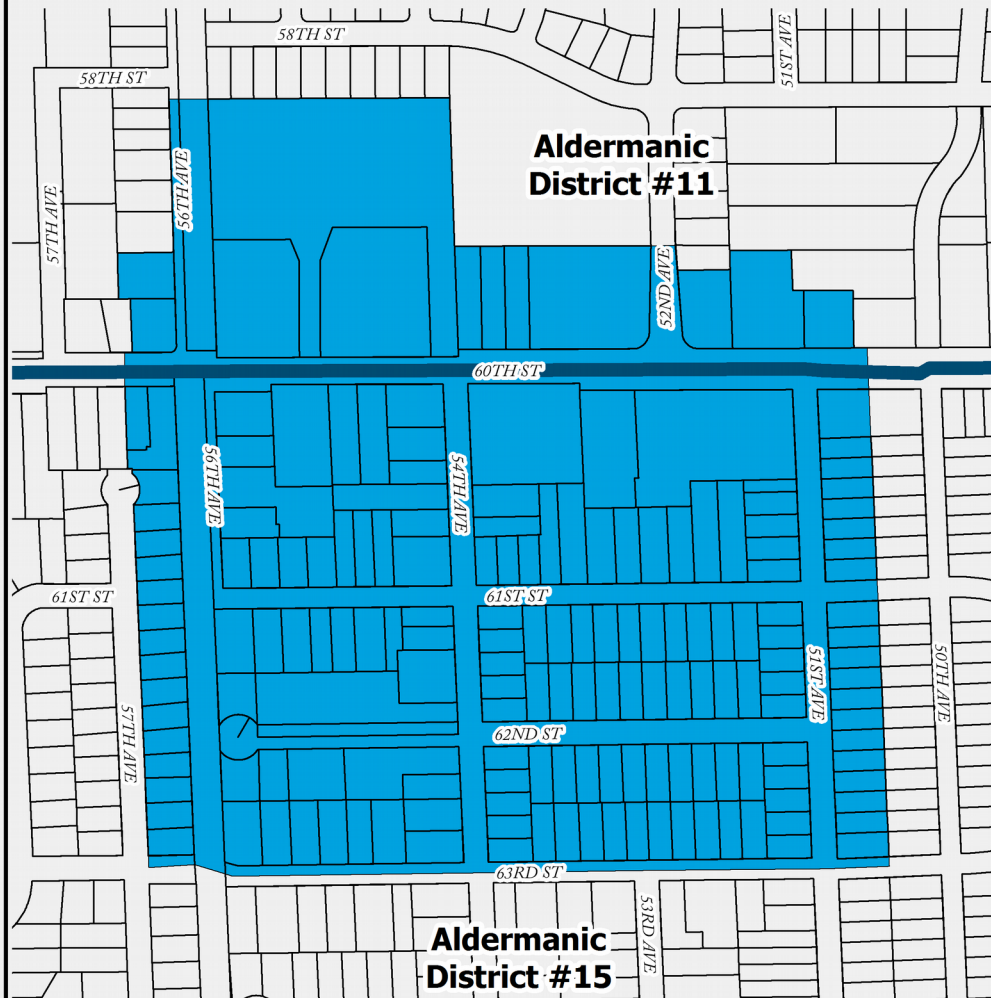



■ Inspection District #2

54 Parcels

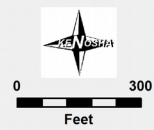


2017 Neighborhood Inspection Program

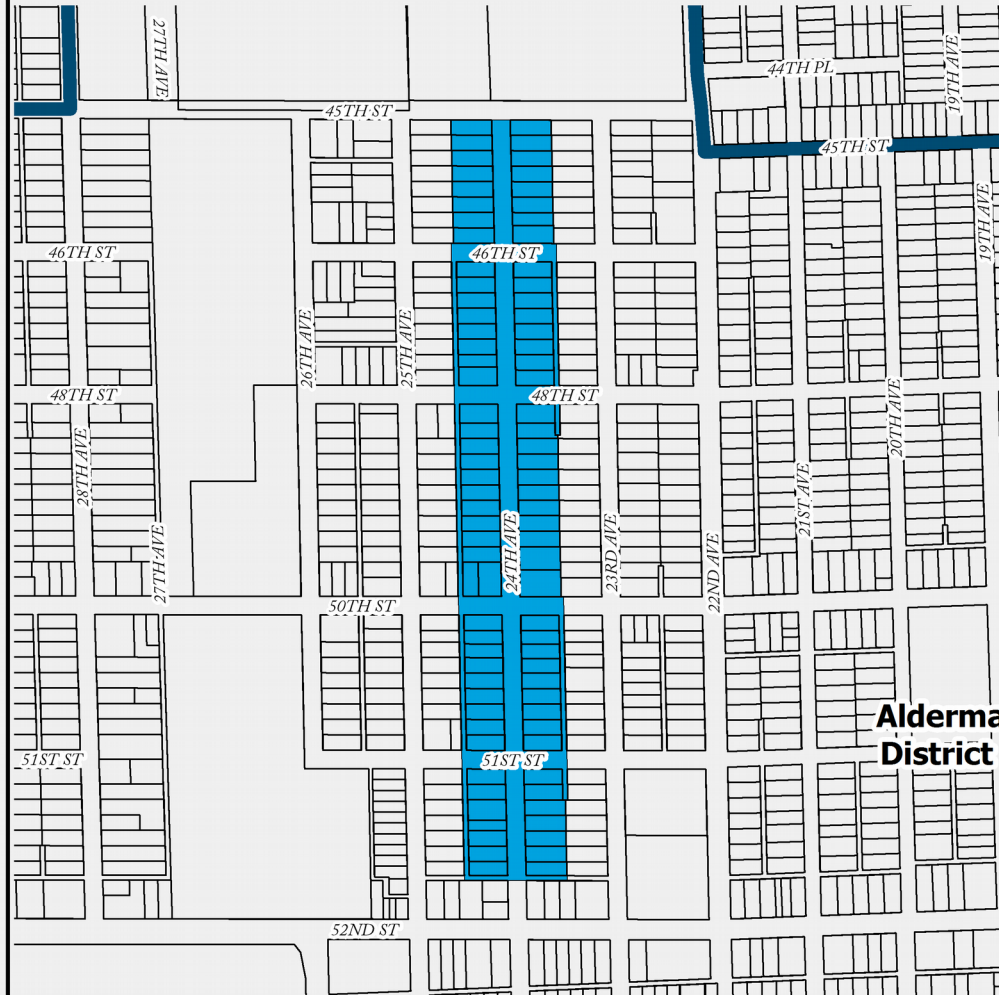


 Inspection District #3


176 Parcels



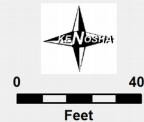
2017 Neighborhood Inspection Program



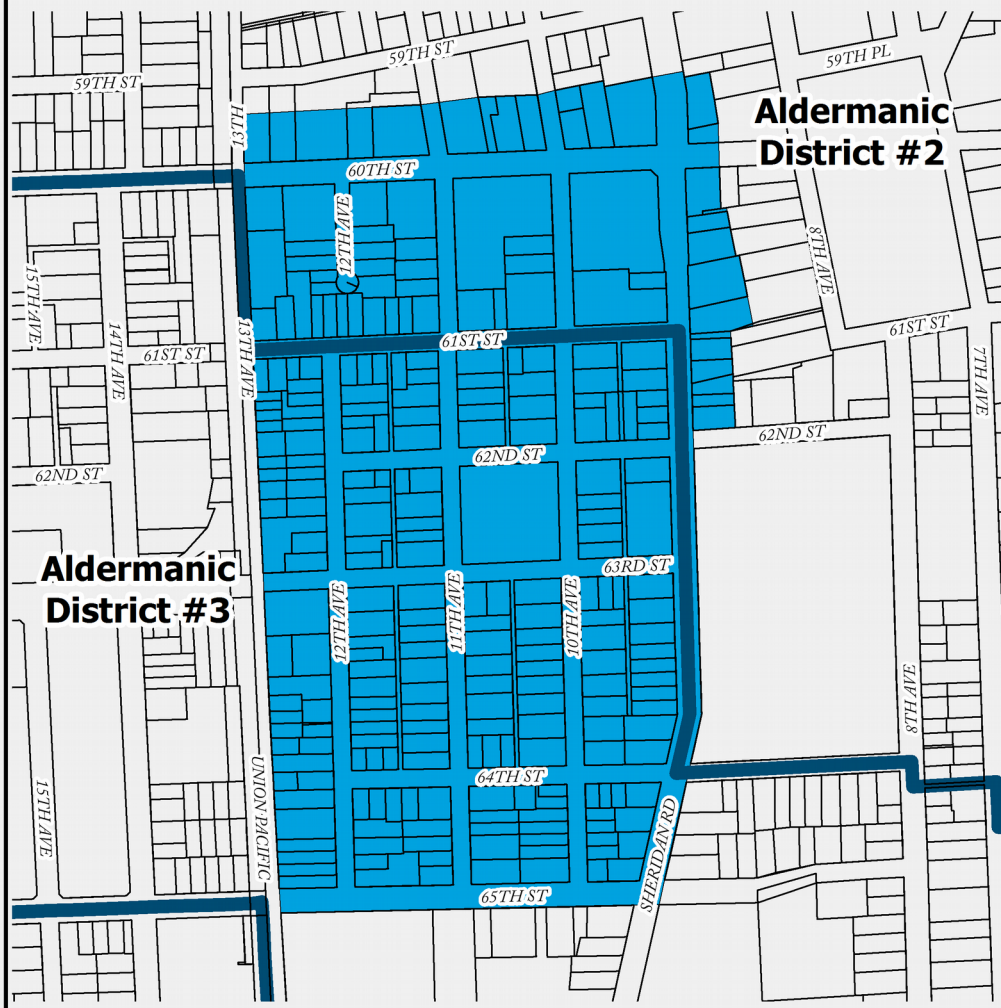
Alderma District


 Inspection District #4

87 Parcels

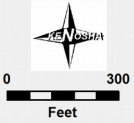


2017 Neighborhood Inspection Program

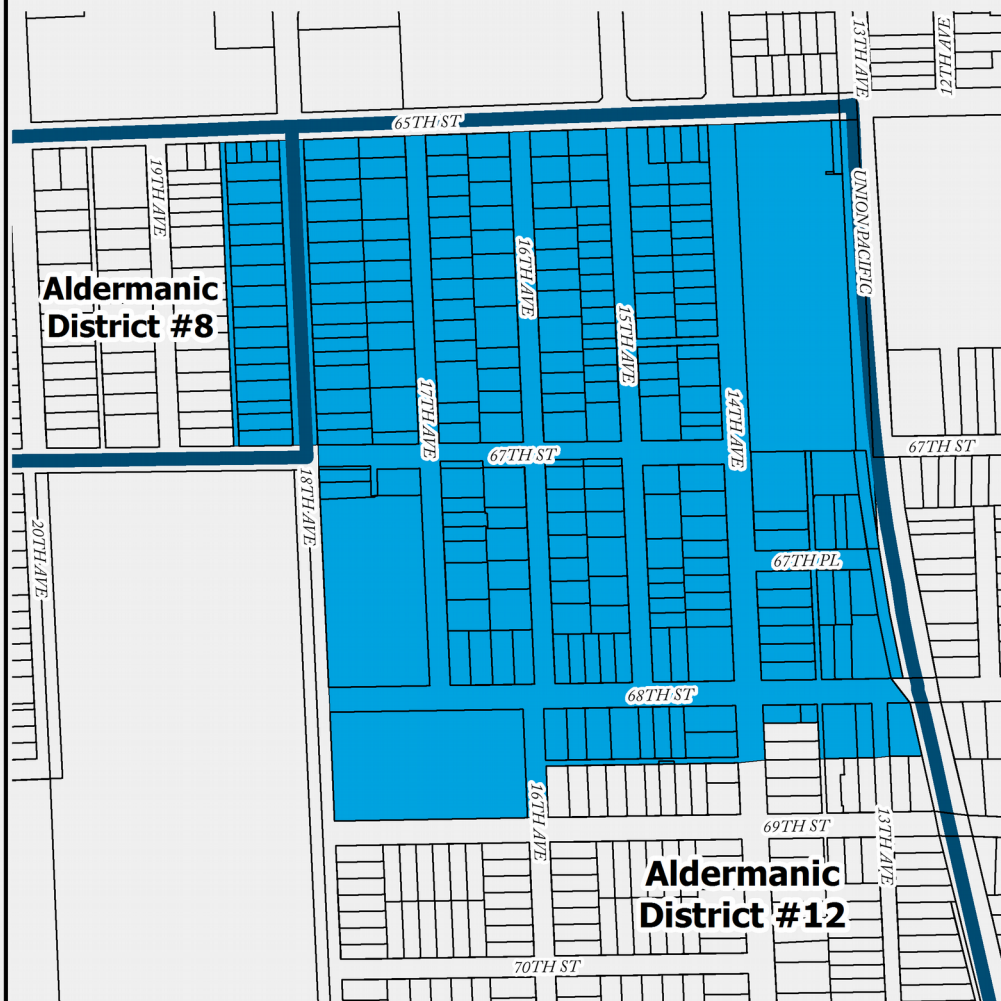


 Inspection District #6

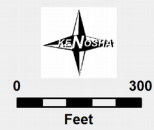
265 Parcels



2017 Neighborhood Inspection Program



228 Parcels



What Do The Inspectors Look At?

- ◆ Principal structure
 - The **MAIN** building on the site.
- ◆ Accessory structures
 - Garages, sheds, arbors, trellises, fences...
- ◆ Site conditions
 - Walkways, driveways, yard

Exterior Walls

- ◆ No chipped or peeling paint
- ◆ Walls weather tight and in good repair
- ◆ No rotted or missing components

Exterior Walls



Exterior Walls





Street Numbers

- ◆ Numbers:
- ◆ 2 ½ inches high
- ◆ Placed conspicuously near front door
- ◆ Visible from the street

Street Numbers



Street Numbers



Street Numbers





Roofs

- ◆ Shingles or other roofing material are in good condition
- ◆ Roof is weather tight and water tight

Roofs



Roofs





Chimneys

- ◆ Mortar is in good condition
- ◆ No loose or missing bricks
- ◆ No damaged or deteriorated surfaces

Chimneys



Chimneys



Soffit / Fascia/ Trim

- ◆ No rotted wood
- ◆ No chipped or peeling paint
- ◆ Weather tight, water tight, rodent proof

Soffit / Fascia/ Trim



Soffit / Fascia/ Trim





Porches / Decks

- ◆ In good condition / structurally sound
- ◆ No rotted or decayed wood
- ◆ No chipped or peeling paint

Porches / Decks



Porches / Decks



Porches / Decks



Porches / Decks



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Stairs / Railings

- ◆ Have uniform risers and treads
- ◆ Handrails required on all open sides of steps with more than three (3) risers
- ◆ Guardrails required for decks more than 24 inches above grade
- ◆ All guardrails and handrails shall be installed in accordance with the building code; permits may be required

Stairs / Railings



Stairs / Railings



Stairs / Railings



Stairs / Railings



Stairs / Railings



Stairs / Railings





Doors

- ◆ In good condition
- ◆ No cracked, broken or missing glass
- ◆ Weather tight and water tight
- ◆ Hardware is in good working condition

Doors



Doors



Doors



Doors



Windows / Storms / Screens

- ◆ In good condition – no broken glass
- ◆ Weather tight
- ◆ Screens fit tight – no tears or rips
- ◆ No chipped or peeling paint

Windows / Storms / Screens



Windows / Storms / Screens





Exterior Lighting

- ◆ Fixtures in good condition
- ◆ No exposed or dangerous wiring

Exterior Lighting



Exterior Lighting



Paint

- ◆ Exterior surfaces not inherently resistant to deterioration must be painted or covered with a protective coating
- ◆ Paint must be in good condition – no chipping or peeling
- ◆ Painting must be done in a workmanlike manner – repair/replace any rotted wood, scrape and prime before painting

Paint



Paint



Paint



Paint



Paint



Paint



Gutters and Downspouts

- ◆ Must be in good condition
- ◆ Cannot be rusted or have chipped/peeling paint
- ◆ Must have downspouts that divert water away from the foundation

Gutters and Downspouts



Gutters and Downspouts



Gutters and Downspouts



Gutters and Downspouts





Foundation

- ◆ In good condition – no loose or missing brick or block
- ◆ Tuck-pointed if needed
- ◆ Weather tight, water tight and rodent proof
- ◆ No chipped or peeling paint

Foundation



Foundation



Foundation



Foundation





Foundation



Garages / Fences / Sheds

- ◆ Garages and sheds in good condition
- ◆ Roofs, walls, doors and windows water tight and rodent proof
- ◆ No chipped or peeling paint
- ◆ Fences properly installed and maintained

Garages / Fences / Sheds



Garages / Fences / Sheds



Garages / Fences / Sheds



Garages / Fences / Sheds



Garages / Fences / Sheds



Garages / Fences / Sheds



Garages / Fences / Sheds



Parking Areas and Driveways

- ◆ All parking areas and driveways must be pavement or gravel
- ◆ In good condition - no potholes or ruts

Parking Areas and Driveways



Parking Areas and Driveways



Parking Areas and Driveways



Parking Areas and Driveways



Garbage / Trash Containers

- ◆ Containers of a number and size to handle waste of all occupants

Garbage / Trash Containers



Garbage / Trash Containers



Garbage / Trash Containers



Garbage / Trash Containers





Landscaping

- ◆ Grass may not exceed eight inches
- ◆ Weeds must be removed
- ◆ Plantings may not infringe on public right-of-way



Landscaping



Landscaping



Landscaping



Landscaping



Orders To Repair

- ◆ Verbal, written, advisory
- ◆ Repairs identified
- ◆ Time frame for completion
- ◆ Extensions
- ◆ Enforcement
- ◆ **STAY IN CONTACT WITH YOUR INSPECTOR**



Questions?



www.kenosha.org

Telephone: 262-653-4263

communitydevelopment-inspections@kenosha.org