

## INSPECTION CHECKLIST

### Interior/Exterior

- Switches, receptacles & junction boxes covered
- Stair handrails & guardrails secured
- Windows/doors operable, have locks, no broken glass; windows sash cords working
- Exhaust and lights operable
- Electrical receptacles tested
- Extension cords and multiplug adapters not allowed for permanent use; surge protected cords acceptable
- Absence of water or moisture intrusion
- Back flow prevention devices installed
- Gas line bonded
- Dryer vented and secured
- Furnace secured and sealed
- Water heater secured and no leaks
- Water meter maintained and grounded
- Fire place maintained
- Smoke & carbon monoxide detectors per floor
- Finished ceilings; proper fire breaks
- Sink, toilets, tubs properly secured/no leaks
- Stair treads and risers secured, no trip hazards
- Missing or defective siding, fascia, soffit or trim corrected if greater than 25% exposure
- Missing or defective bricks, blocks or mortar replaced if greater than 25% of house facade
- Defective porch supports or framing corrected
- Defective or missing gutters or downspouts replaced and secured
- Defective fences and retaining walls corrected
- Broken, loose or missing concrete replaced if greater than 50% of section missing
- Address provided on alley-side of garage
- Basement or attic sleeping area prohibited



AT THE EDGE  
OF THE CITY AND  
THE HEART OF  
EVERYTHING

Planning and Development Department  
The Village of Shorewood  
3930 N. Murray Ave.  
Shorewood, Wisconsin 53211-2303  
414.847.2640 • Fax 414.847.2648  
villageofshorewood.org • shorewoodtoday.com  
Office Hours: Monday-Friday 8 a.m.-5 p.m.

Voluntary  
Code Compliance  
Inspections

PLANNING &  
DEVELOPMENT  
DEPARTMENT





## PROTECTING AND PRESERVING PROPERTY VALUES IN SHOREWOOD

Since 1980 Shorewood had a time-of-sale code compliance inspection program, established to protect and preserve properties in the Village. In July 2015 the State of Wisconsin budget contained language that hereon prohibits communities from requiring property owners to complete a home inspection prior to selling property.

The value of the code compliance program is underscored by the decades of high property values in the Village. A code compliance program not only protects and upholds property values, it maintains the health, safety and welfare of the community and preserves the curb appeal and aesthetic standards of the Village. It also ensures the integrity and code compliance status of the housing stock.

Shorewood's assessor reported in 2015 that "Shorewood has maintained its value in the downturn and performed well in assessment valuations when compared to other North Shore communities."

## VOLUNTEER HOME INSPECTION PROGRAM

- The property owner or his/her agent completes and files an application, which is available on-line ([www.villageofshorewood.org](http://www.villageofshorewood.org)) or from the Planning and Development Department at Village Hall. The appropriate fee must be paid at this time.
- An appointment with the building inspector is initiated by the applicant.
- If there are no code violations, a Certificate of Compliance is issued.
- If there are code violations, they are listed on a written report that the applicant receives from the inspector within two or three days of the inspection. Once these violations are noted, they must be corrected. When all violations are corrected, a re-inspection is conducted. If everything is in order, the Certificate of Compliance is issued.

Compliance is a priority of the Village and the inspector is willing to create an acceptable and agreed-upon timeline for gaining compliance.

## GUIDELINES

- Residential inspections take between 30 and 60 minutes. All areas of the dwelling and outbuildings should be accessible to the inspector.
- Usually an inspection can be scheduled within a day of the application.



## WHY VOLUNTARY INSPECTION?

A home that is certified as code compliant is beneficial to homeowners selling their home. It is a marketing tool, ensuring buyers the home meets building codes.

Most homes in Shorewood were built in the late teens through early 1930s, making some Village homes 100 years old. These homes were solidly built and designed by many prominent architects of the day and give flavor to Shorewood's neighborhoods.

Volunteer inspections ensure these homes are maintained to a standard of continued preservation.

### Building Inspector vs. Home Inspector

The Village often hears that an inspection by a municipal building inspector is unnecessary because a home inspector informs potential home buyers of code violations. An inspection completed by a certified building inspector is different from an inspection by a certified home inspector.

Building inspectors are primarily concerned with life-safety issues as well as home conditions that violate building codes, especially when work is completed without a permit. Home inspectors evaluate the condition of many systems within a house for homebuyers as part of the diligence in purchasing a property and write up a report of recommendations. Violations found through a building inspector require correction while poor conditions written by a home inspector do not.

## FEES

Condominium	\$35
Single Family	\$50
Duplex	\$65