

**RENT IMPAIRING VIOLATIONS**  
**Wausau Municipal Code Section 16.04.037**

Violation	Description	% of Abatement
WMC 16.04.039	Rental of a residential dwelling unit after denial, revocation, suspension or non-renewal of residential rental license	100%
H-401.3 H-401.4	Non-functioning kitchen sink and lavatory basin	10-25%
H-401.3 H-401.4	Non-functioning flush water closet	Not only facility 5-10% Only facility 50-75%
H-401.3 H-401.4	Non-functioning bathtub or shower	Not only facility 5-10% Only facility 25-50%
H-400.3	Water pressure/volume 1. None 2. Inadequate	>48 hours 50-95% 10-25%
H-400.3.1	Hot water tank not provided or not functional	5-50%
H-400.5 H-400.6 WMC 6.44.040(A)	Garbage and refuse storage facility - inadequate or not provided	5%
H-302.7 H-302.8	Required exits 1. Not provided or totally unusable 2. Partially usable	10-25% per exit 5-10% per exit
H-302.9.2	Screens 1. No screens provided or all screens in need of repair 2. Not all screens provided or some screens in need of repair	10-25% 5-10%
H-401.6 H-401.6.1	Electrical services and wiring 1. No electricity 2. Underfused circuits 3. Overfused circuits 4. Exposed wires, damaged or bare wires presenting shock hazards	>48 hours 50-95% 10-25% 5-10% 25-75%
H-401.6 H-401.6.1 H-403.5 H-403.4	Lighting 1. Required light switches not provided or functioning 2. Public halls and/or stairs not lit 3. Outside entrance doors not lit	5% per switch 5-25% 5-25%
H-400.4	Heat 1. Not heated or consistently below 55 degrees 2. Inadequate or occasionally inadequate (55-69 degrees)	24-48 hrs 25% >48 hrs 50-95% 10-25%

H-302.0 (ext)	<p>Floors, walls, ceilings, roof</p> <ol style="list-style-type: none"> <li>1. Unsafe to the degree the room is unusable</li> <li>2. Incapable of affording privacy</li> <li>3. Appropriate floor surfacing not provided, or damaged so that it does not function to provide ease of maintenance</li> <li>4. Unsealed gaps allowing collection of dirt and other matter which creates a cleaning or sanitation problem</li> </ol>	<p>Not a kit., only bath 25-50%</p> <p>Kit. or only bath 50-95% 5-10% per room</p> <p>5%</p>
H-401.2.1	<p>Chimney</p> <ol style="list-style-type: none"> <li>1. Not properly removing combustible products</li> <li>2. In danger of collapse</li> </ol>	<p>50-75%</p> <p>10-25%</p>
H-302.7 (ext)	<p>Exterior and interior doors, basement hatchway doors</p> <ol style="list-style-type: none"> <li>1. Missing and affecting privacy, health, safety, and security</li> <li>2. Hazardous - unhinged, requiring excessive force to open, door or hardware interfering with egress/ingress</li> </ol>	<p>10-50%</p> <p>10-50%</p>
H-302.7	<p>Windows (one or more)</p> <ol style="list-style-type: none"> <li>1. Missing from first floor, basement or other window openings accessible by balconies, fire escapes, trees, etc and negating dwelling unit or lodging room security</li> <li>2. Hazardous - windows which must be propped open, broken windows with glass shards in the frame</li> </ol>	<p>25-50%</p> <p>10-50%</p>
H-302.7.4	Door locks - no lock or not functional	25-75%
H-302.7	<p>Window sash locks - not functional or not provided</p> <ol style="list-style-type: none"> <li>1. First floor, basement, and all other windows accessible by balconies, fire escapes, trees, or other existing means</li> <li>2. All other windows where required</li> </ol>	<p>10-25%</p> <p>5%</p>
H-302.6	Inside and outside stairs and/or porch – hazardous	<p>Egress only 50-95%</p> <p>Not only egress 25-50%</p>
H-302.6	<p>Required appurtenances to any porch or stair such as handrails and guardrails</p> <ol style="list-style-type: none"> <li>1. Missing or inadequate when protecting an elevation less than four feet (4')</li> <li>2. Missing or inadequate when protecting an elevation greater than four feet (4')</li> </ol>	<p>5-10%</p> <p>10-50%</p>

H-401.3 H-401.4	Leaking water supply or drain piping not containing sewage to extent it interferes with tenants full use of all or part of premises <ul style="list-style-type: none"> <li>1. In kitchen, bathroom, bedroom or other living areas</li> <li>2. Other areas</li> </ul>	10-25% 5-10%
H-401.3 H-401.4	Leaking or obstructing drain piping containing sewage that causes backup of sewage into fixtures, onto floors, or through ceilings or walls (including basement)	50-90%
H-401.2	Failure to clean and disinfect common area after sewage backup Owner not maintaining common areas in sanitary conditions	10-25% 5-25%
H-401.2.1	Failure to clean and disinfect basement after sewage backup	10-25%
H-307.7	Severe infestation of pests, whether occasional or chronic	10-50%
SPS 321.09 SPS 321.097 SPS 362.0907 SPS 362.1200	Smoke alarms and carbon monoxide detectors not installed where required	5-25% per missing detector
H-303.2	Basement Water and Moisture Problems <ul style="list-style-type: none"> <li>1. Basement water violation in non-habitable area; water, mold and/or mildew accumulation</li> <li>2. Basement water violation in habitable area: damp, continually wet, standing water, mold and mildew accumulation</li> </ul>	5-25% 5-75%