

Village of Wauconda Property Inspection Check List

The International Property Maintenance Code 2003 With Amendments Adopted by Ordinance

Case #: _____ - _____

Code Compliant		Inspection Item	Code Section	Comments / Location
Yes	No			
		► Vacant Structures and Land Clean, safe and in sanitary condition	PM 301.3	
		► Exterior Property Area The occupant shall keep the exterior property in a clean, safe and sanitary condition	PM 302.1	
		Grading and Drainage To prevent soil erosion and prevent accumulation of stagnant water	PM 302.2	
		Sidewalks and Driveways Free of hazardous conditions	PM 302.3	
		Weeds Not in excess of 8"	Village Ord 95.41	
		Exhaust Vents Not discharged to adjacent property or tenant	PM 302.6	
		Accessory Structures Fence, wall, garage, gazebo, shed, in good repair	PM 302.7	
		Swimming Pools, Spas and Hot Tubs Maintained in a clean and sanitary condition, and in good repair.	PM 303.1	
		Pools, Spas, Hot Tubs with 24" or more of water shall be enclosed by a fence 48" above ground level	PM 303.2	
		► Exterior Property Structure Good repair, structurally sound and sanitary	PM 304.1	
		Protective Treatment All exterior surfaces including doors, window frames, decks and fences in good condition	PM 304.2	
		Premises Identification Address numbers shall be a minimum of 4" high	PM 304.3	
		Structural Members Free of deterioration and capable of supporting live and dead loads	PM 304.4	
		Foundation Walls Shall be plumb and free from cracks or breaks to prevent rodent entry	PM 304.5	
		Exterior Walls Free from holes, breaks or rotting materials. Weatherproof and surface coated	PM 304.6	
		Roof drains, gutters and downspouts Shall be maintained in good repair	PM 304.7	
		Stairways, decks, porches and balconies Shall be structurally safe and maintained in good repair	PM 304.10	
		Chimneys Maintained structurally safe and in good repair	PM 304.11	
		Handrails and Guards firmly attached. Four riser and open stairs over 30" high require rail. Rail installed 30"-42" from nose of tread	PM304.12	
		Window, skylight and door frames Kept in sound condition and weather tight	PM 304.13.1	
		Glazing Free from cracks and holes.	PM 304.13	
		Openable Windows Other than fixed windows, all windows must open easily	PM 304.13.2	
		Insect Screens Doors & windows of habitable areas screened	PM 304.14	
		Doors All exterior doors & hardware tight and secure	PM 304.15	
		Basement Window Guards Openable windows protected from rodents	PM 304.17	
		Doors providing access to dwelling unit, rooming unit or housekeeping unit that is rented or leased shall be equipped with a dead bolt lock	PM 304.18.1	

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	► Interior Structure Maintained in good repair, structurally sound and in a sanitary condition	PM 305.1	
	Structural Members Maintained structurally sound	PM 305.2	
	Interior Surfaces Including windows and doors maintained in good, clean and sanitary condition	PM 305.3	
	Stairs and Walking Surfaces. Stairs, ramps, landings, balcony, porch, deck or other walking surface maintained in good condition & repair	PM 305.4	
	Handrails and guards firmly fastened and capable of supporting normally imposed loads. Circular cross section of handrail grip size minimum 1 ¼" to maximum 2"	PM 305.5 IRC 311.5.6.3	
	Handrails and Guardrails Four risers has rail, open stairs more than 30" rail, 30-42" from nose of tread secured	PM 306.1	
	Accumulation of rubbish or garbage All exterior property and interior free from accumulation	PM 307.1	
	Disposal of rubbish and garbage in a sanitary manner in approved container	PM 307.2 PM 307.3	
	Garbage Facilities Owner to supply food waste grinder or garbage container	PM 307.3.1	
	Dumpster Enclosure Apartment required. Ordinance 2000-0-16	Village Ord. 50.27	
	Extermination Free from insect and rodent infestation	PM 308.1	
	► Light Habitable space shall have one window. Glazed area shall be at least 8% of floor area	PM 402.1	
	Common Halls and Stairways Lighted 60 watt bulb per 200sq ft. at all times	PM 402.2	
	Light in all other spaces Natural or artificial light	PM 402.3	
	► Ventilation Every habitable space shall have one openable window. Openable area of window equal to 45% of glazed area	PM 403.1	
	Bathroom and Toilet Rooms Window or mechanical vent to outdoors	PM 403.2	
	Cooking Facilities None in rooming or dorm units	PM 403.3	
	Clothes Dryer Exhaust Independent of other systems per manufactures instructions	PM 403.5	
	► Occupancy Privacy and separate from adjoining spaces	PM 404.1	
	Minimum Room Widths not less than 7-foot clearance	PM 404.2	
	Minimum Ceiling Height Habitable areas not less than 8 ft. Common areas not less than 7' 6"	IRC 305.1 as amended	
	Area for Sleeping Purposes Minimum of 70 sf for 1 person, 100 sf for 2, and at least 50 sf for each additional person	PM 404.4.1	
	Access from Bedrooms Another bedroom shall not constitute the only means of access.	PM 404.4.2	
	Water Closet Accessibility Without passing through another bedroom	PM 404.4.3	
	Prohibited Occupancy Kitchens & non-habitable spaces cannot be used for sleeping purposes	PM 404.4.4	
	Overcrowding Living room: 3-5=120 sf; more than 6=150 sf Dining room: 3-5=80 sf; more than 6=100 sf Kitchen: 3-5=50 sf; more than 6=60 sf	PM 404.5	
	Food Preparation Suitable space & equipment to store, prepare & serve	PM 404.7	

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	<p>► Plumbing Facilities and Fixture Requirements Dwelling shall contain tub or shower, lavatory, water closet and kitchen sink in sanitary, safe working condition</p>	PM 502.1	
	<p>Toilet Rooms Toilet rooms & bathrooms shall provide privacy</p>	PM 503.1	
	<p>Plumbing Systems Properly installed and maintained in working order</p>	PM 504.1	
	<p>Fixture Clearance Adequate clearance for usage and cleaning</p>	PM 504.2	
	<p>► Water System Plumbing fixtures with approved hot and cold connections</p>	PM 505.1	
	<p>Water Heater Facilities Water temp not <110°F. Approved pressure relief valve and metal discharge pipe</p>	PM 505.4	
	<p>Sanitary Drainage System Properly connected to sewer system or private disposal</p>	PM 506.1	
	<p>Storm Drainage Sump pumps & gutters drain without public nuisance</p>	PM 507.1	
	<p>► Mechanical & Electrical Requirements Mechanical and electrical equipment properly maintained</p>	PM 601.2	
	<p>Heating Facilities Heat in all habitable rooms of not less than 68° in winter</p>	PM 602.1	
	<p>Mechanical Equipment Properly installed and maintained</p>	PM 603.1	
	<p>Removal of Combustion Materials Connected to approved chimney or vent</p>	PM 603.2	
	<p>Combustion Air Air for combustion of fuel and ventilation of space</p>	PM 603.5	
	<p>► Electrical Facilities Three wire, 120/240 volt single phase, not less than 60 amps</p>	PM 604.2	
	<p>Electrical Hazards Corrected to eliminate hazard</p>	PM 604.3	
	<p>Electrical Equipment Properly installed and maintained</p>	PM 605.1	
	<p>Receptacles Habitable spaces require 2 outlets. Bathrooms, kitchen countertops, sinks, garage, unfinished basement, and outdoors require GFCI protection</p>	PM 605.2 NEC 210.8	
	<p>Lighting Fixtures Hall, stairway, kitchen, bathroom, laundry room and furnace room shall have at least one lighting fixture</p>	PM 605.3	
	<p>► Fire Safety Requirements Means of Egress safe, continuous & unobstructed path of egress</p>	PM 702.1	
	<p>Locked Doors No locked emergency exits from side of egress</p>	PM 702.3	
	<p>Emergency Escape Openings Openings operational from egress side without keys</p>	PM 702.4	
	<p>► Basement Escape and Rescue Habitable space or sleeping room shall have at least one openable emergency escape</p>	IRC 310.1	
	Window Sill Height 44" or less	310.1	
	Net Clear Opening at least 5.7 square feet	310.1.1	
	Opening Height at least 24"	310.1.2	
	Opening Width at least 20"	310.1.3	
	<p>Fire Protection Systems Smoke Alarms In all bedrooms and every floor</p>	PM 704.2	
	<p>Carbon Monoxide Alarm Detector Within 15 feet of every room used for sleeping purposes</p>	Public Act 094-0741	

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Bedroom #1:	Level _____	Size _____	Sq. Ft. _____	Max Occupancy _____
Bedroom #2:	Level _____	Size _____	Sq. Ft. _____	Max Occupancy _____
Bedroom #3:	Level _____	Size _____	Sq. Ft. _____	Max Occupancy _____
Bedroom #4:	Level _____	Size _____	Sq. Ft. _____	Max Occupancy _____
Bedroom #5:	Level _____	Size _____	Sq. Ft. _____	Max Occupancy _____
				Maximum Total Occupancy Allowed _____

Additional Remarks / Comments:

First Inspection:

Homeowner is compliant **Homeowner is not compliant** Inspected by: _____ Date: _____

Homeowner needs to correct noted repairs and call Building and Zoning for a re-inspection at (847) 526-9609. Those items checked "NO" are violations of Wauconda's adopted Village code and/or property maintenance code. This is your written "Notice of Violation". Failure to correct the above listed violations within the prescribed time can result in a fine of up to \$750.00 per violation, per day. You are hereby notified to remedy the conditions as stated above within _____ days from the date of this notification.

Second Inspection:

Homeowner is compliant **Homeowner is not compliant** Inspected by: _____ Date: _____

Note: The Inspection fee Includes Initial inspection and one follow up inspection, if necessary. Upon correction of all violations, a **Certificate of Compliance** will be issued by the Building and Zoning Department.

For repairs that are required to remedy violations revealed by an inspection, which are not possible to complete before the date of a real estate closing, the Building Commissioner may issue an "**Authorization to Close Pending Repair**". In order to receive an "Authorization to Close Pending Repair", the seller(s) and buyer(s) sign and submit a "**Letter of Intent**" to the Building Commissioner, listing the violation(s), describing the planned repairs to remedy the violation(s) and the schedule of completions of said repairs. Upon approval of the Building Commissioner of the Letter of Intent, and the sufficiency of the cash deposit, an "Authorization to Close Pending Repair" may be issued, with the requirement that all repair work necessary to remedy any code violation(s) be completed according to the plan and schedule contained in the "Letter of Intent". Failure to complete the required repairs pursuant to the Letter of Intent shall result in the denial of a Certificate of Compliance for the property, and the Village taking further enforcement action to remedy the violation(s).

Seller/Buyer requests an "Authorization to Close Pending Repair" **Seller/Buyer submitted "Letter of Intent" on** _____

Neither this inspection nor any Certificate of Compliance issued by the Village of Wauconda shall be considered a complete list of Code or Municipal Ordinance requirements. The inspection can be substantially limited by access available and stored items or furniture. Some occupancies may require inspections to be completed on individual systems such as heating appliance, roofing, structural or fire prevention systems. If you have any questions about this inspection, please call (847) 526-9609. **DISCLAIMER: The Village of Wauconda does not warrant the condition of any property inspected and disclaims all liability for any claims arising out of the property or condition thereof.**

Appeal from this notification may be made within 30 days from the date of initial inspection. Direct such appeal to the Building Commissioner in writing, 101 N. Main Street, Wauconda, Illinois, 60084.

► Copy of this report received by mailed to faxed to: _____ Date: _____