

Village of Island Lake
Department of Building • Zoning • Code Compliance

Our goal is to help maintain safe structures in our community and these inspections are a great opportunity to achieve this. The village has adopted the 2009 Building and Property Maintenance Codes. Compliance will assure a safe environment for the new occupants and community as a whole.

Residential Rental Property owners must submit an application and payment per Ordinance 8-13. Rental inspections are \$50 and include the two-year registration fee. The form can be found on line villageofislandlake.com. Owners with multiple rental properties should be listed on a separate page. A \$50 registration fee is due for EACH property. A \$30 re-inspection fee will be required for any FAILED inspections.

Rental and Ownership Transfer Inspection (OTI) Checklist

INTERIOR

SMOKE DETECTORS are required in EACH bedroom and one on each level including basement.

ONE C/O and ONE SMOKE DETECTOR are required OUTSIDE all bedrooms (typically the hallway between bedrooms).

ELECTRICAL panel must be labeled. No exposed wiring or open boxes. Extension cords should be rated and used for temporary loads.

GFCI receptacles required over kitchen counters – bathrooms – garage – basements – exterior.

MECHANICAL ROOM must be clean of dust, debris and storage.

Water Heater / Furnace supply lines and flue connections must meet code.

Black pipe for gas supply, 3 screws at each metal flue connection and a metal pressure relief pipe which terminates 3-6" from floor. Clothes dryer vent and tubing should be clean of lint and debris and terminate outdoors. Pre-existing chimneys are not inspected.

Plumbing fixture supplies need shut offs. Properly secured and not leaking.

SELF-CLOSING HINGE on doors between garage and living area. Screens on all windows.

All flooring and thresholds shall be free of trip hazards. No holes in walls, doors or windows. Deadbolt locks are required on exterior/hinged doors. 5/8 Type X drywall is required on garage side of living area walls, ceilings and the underside of enclosed stairways.

EXTERIOR

Address #s ON front of house. Piles of brush or rotten firewood must be removed. Vegetation should be cut and trimmed. Dead trees and/or limbs must be removed. Clean debris from gutters.

Fences, sheds, decks, retaining walls and pools must be properly maintained and solid in structure.

Outside storage must be minimal and not unsightly.

Waterfront properties must have properly maintained seawalls, docks and/or piers.

RENTAL ONLY: Fire extinguisher properly mounted in area of kitchen.

SALE ONLY: Nonconforming driveways must comply with the present code within 6 months of sale.