

Ownership Transfer (OTI) and Rental Inspections

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 application and payment per Ordinance 8-13.

Re-inspections and/or permits may be required and additional fees may apply. Inspections will include but are not limited to the following:

INTERIOR

One smoke detector is required IN EACH BEDROOM.

One smoke and one CO detector is required within 15 feet OUTSIDE of the bedrooms.

One smoke detector is required on each level of the dwelling.

Self-closer required for door from living area to garage. Fire extinguisher for rental units.

GFCI electrical receptacles are required for exterior, kitchen counters, bathrooms, garages and unfinished basements.

Electrical panel properly labeled with no openings. No exposed wiring. All wiring must be properly sheathed and secured. Extension cords must comply. Covers required on all outlets.

Plumbing fixtures, supplies and drains must not leak and be properly secured.

Mechanical and laundry areas must be clean of dust and dirt. Furnace and water heater exhaust flues must be properly secured at each fitting. Water heater pressure relief drain pipe must be metal and terminate between 3"-6" above the floor. Flexible gas lines are not allowed to supply furnace or water heater. Clothes dryer vent and tubing must be clean of lint and debris and terminate outdoors.

All flooring and thresholds shall be free of trip hazards. No holes in walls, doors or windows. Insect screens are required on all operable windows.

Drywall is required on garage side of living area walls, ceilings and the underside of enclosed stairways.

EXTERIOR

Address numbers are required ON the front of the house.

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

Siding and trim should be free from rot and solid in structure.

Piles of brush or rotten firewood must be removed. Vegetation should be cut and trimmed. Dead trees and/or limbs must be removed.

Fences, sheds, decks, retaining walls and swimming 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.