

Village of Island Lake

Department of Building • Zoning • Code Compliance

An **Ownership Transfer Inspection** is required for any residential or commercial structure or vacant property before it is sold. Inspection of rental units are also required when a new tenant occupies the unit. Call the village 847-526-8764 to schedule the inspection.

Our goal is to help maintain safe structures in our community and these inspections are a great opportunity to achieve this. The village limits its inspection to obvious safety violations, areas which are not readily accessible (crawl spaces or attics) may not be inspected. Compliance to the village ordinances and adopted codes 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 Village Ordinance 8-13. Rental inspections are \$50 and include the two-year registration fee. The form can be found on line villageofislandlake.com. Units must be “move in” ready when inspection is done or a re-inspection will be required.

A \$50 registration fee is due for EACH property. A \$30 re-inspection fee will be required for any FAILED inspections. The seller or landlord is liable for these fees.

Rental and Ownership Transfer Inspection 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). Detectors older than 10 years should be replaced.
- **Electrical** panel must be labeled. No extension cords to door openers, AC units or any fixed appliance. Extension cords should be rated and used for temporary loads. GFCI protection is required for receptacles: 6' from sinks – bathrooms – garage – basements – exterior. No exposed wiring, all openings and knockouts in electrical boxes must be covered. All conduits and equipment must be properly installed and supported. Nonmetallic sheathed cable (Romex) or armored cable (BX) will be allowed if installed before 2000 **AND** properly installed.
- **Mechanical rooms** and equipment must be clean of accumulated dust, webs and debris.
- **Water Heater / Furnace** Black pipe for gas supply (No flex), 3 screws at each metal flue connection, metal discharge pipe for pressure relief valve which terminates 6" from floor.
- **Clothes dryer** vent and metal tubing should be clean of lint and debris and terminate outdoors. Pre-existing chimneys are not inspected.
- **Shut offs** are required for all plumbing fixtures. No leaks in supplies or drains.

- **Self-closer** is required on doors between garage and living area. Here are two types:



- **Drywall fire separation** is required on garage side of living area walls, ceilings and the underside of enclosed stairways.
- **Screens** are required on operable windows. No holes in walls, doors or windows.
- **Trip hazards** must be corrected.
- **Deadbolt locks** are required on exterior-hinged doors.
- **Structural integrity** must be maintained. Failures will need licensed evaluation. Rotted wood must be replaced.

EXTERIOR

- **Address #s** ON front of house.
- **Dead trees** and/or limbs must be removed. Piles of brush or rotten firewood must be removed. Vegetation should be cut and trimmed.
- **Roof and gutters** clear of debris.
- **Outside storage** must be minimal and not unsightly.
- **Fences, sheds, decks**, retaining walls and pools must be properly maintained and solid in structure.
- **Waterfront properties** must have properly maintained seawalls, docks and/or piers.

RENTAL INSPECTION ONLY □ Fire extinguisher properly mounted in area of kitchen. Unit must be “move-in ready”. No dust or debris in the laundry or mechanical room.

OWNERSHIP TRANSFER ONLY □ Nonconforming driveways must comply with the present code within 6 months of sale.

The Village of Island Lake and community thanks you for your cooperation