

Village of Island Lake  
Department of Building • Zoning

A **Rental Registration and Inspection** is required when a new tenant occupies the unit. Call the village 847-526-8764 to schedule the inspection.

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](http://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 homeowner/landlord is liable for these fees.

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 will assure a safe environment for the new occupants and community as a whole.

### Rental Inspection Checklist

#### INTERIOR

- Smoke Detectors** are required **IN EACH** bedroom and one on each level, including basement. **ONE CARBON MONOXIDE** 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. 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, or through floor into a drain pipe.
- Clothes dryer** vent and metal tubing should terminate outdoors. Pre-existing chimneys are not inspected.
- Shut offs** are required for all plumbing fixtures. No leaks in supplies or drains.

#### 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.
- Fire extinguisher** properly mounted in area of kitchen.

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