

Village of Island Lake

Department of Building • Zoning • Code Enforcement
3720 Greenleaf Avenue Island Lake Illinois 60042
Phone: 847-416-7861 Fax: 847-526-1534



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

Residential Rental Property owners must submit an application and payment per Title 8, Chapter 13 of the Village of Island Lake Code. Rental inspections are \$50 and include the registration fee. The form can be found on our website: <https://villageofislandlake.com/forms>. Units must be "move in" ready at time of inspection or a re-inspection will be required. A \$50 registration fee is due for EACH property. A \$40 re-inspection fee will be required for any FAILED inspections. The seller or landlord is responsible 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*** required **IN EACH** bedroom and one on each level, including basement; ONE C/O and ONE SMOKE DETECTOR required **OUTSIDE** all bedrooms (typically the hallway between bedrooms).
**Note: Effective January 1, 2023, the Illinois Smoke Detector Act [425 ILCS60/] requires that smoke detectors shall either be hardwired or of the self-contained, non-removable, long-term battery type (10-year battery). This applies to existing smoke detectors that are over 10 years old or for any newly installed smoke detectors.*
- 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; no exposed wiring; all openings and knockouts in electrical boxes must be covered.
- Electrical** outlets must all be operable and covered.
- Water Heater / Furnace:** Black pipe required for gas supply (*no flex*); discharge pipe for pressure relief valve must terminate 6" from floor; water heater set at °115 or lower; water heater and furnace must be in enclosed area.
- Drywall fire separation** is required on garage side of living area walls and ceiling.
- Fire doors with self-closers** are required between the living area and the garage.
- Fire extinguisher** properly *mounted* in visible area of kitchen.
- Mechanical and Laundry rooms** must be clean of accumulated dust, webs and debris; dryer duct must be cleaned and certified by contractor.
- Appliances** in good working order: stove, dishwasher, refrigerator/freezer
- Sump crocks** must be sealed and lids must be bolted and secured.

EXTERIOR

- Address #s** required on front of house and visible from street
- Dead trees** must be removed.
- Screens** on windows.