



# Village of Round Lake Community Development

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## RENTAL INSPECTION CHECKLIST

The below checklist will be used in determining if the property is in compliance with the Village's code provisions. Please be aware that additional items may be identified in the course of an inspection.

### **Exterior**

- Address numbers are clearly visible on front of property;
- Façade is in good repair;
- Roof is safe and functional;
- Property is clean, safe and sanitary;
- Free from debris and trash;
- Free from holes, breaks, rotting materials, etc.;
- Weatherproofed and properly surface-coated;
- Foundation is safe, tuck-pointed;
- Holiday lights are not up 90 days past holiday.

### **Exterior Structures & Hardscapes**

- Fence is in good repair;
- Swimming pool is in good repair and is clean/sanitary;
- Driveway/approach is in good repair;
- Decks/porches/balconies are in good repair;
- Garage is in good repair;
- Sheds & outbuildings are in good repair.

### **Landscaping**

- Trees/limbs do not create a structural nuisance;
- Grass and weeds do not exceed 8".

### **Vehicles on Property**

- Are operable and not in a state of disassemble/disrepair
- Properly parked and stored (not in grass/yard/dirt/etc.)

### **Drainage**

- Gutters and downspouts are in good repair;
- Property is free from drainage hazards.

### **Basic Health & Safety**

- Operational smoke detectors are on every level and in all bedrooms;
- Operational carbon monoxide detectors within 15' of all bedrooms;
- Each bedroom must have at least one window which meets the following requirements:
  - Window Size: 24" x20"
  - Clear Opening: 5.7 Square Feet
  - Maximum Sill Height 44" above floor.
- Stairs are sound and in good repair;
- Handrails on all stairs;
- Property is free from mold and environmental hazards;
- Property is free from infestation.

### **Electric**

- Closet light fixtures covered and have 12" clearance;
- Outlets within 6' of any sink, tub and serving any counter are GFCI receptacle;
- Cover plates on all outlets and switch plates;
- Panels are properly labeled;
- Service is properly grounded and secure;
- Electric in garage meets code; no open boxes/wires.

### **Furnace, Gas & Ventilation**

- Furnace is in good repair;
- Gas line to furnace constructed of approved hard pipe;
- Has an adequate supply of combustion air;
- Gas shutoff valve is accessible within 6' of appliances;
- Chimney/flue are sound and in good repair.

### **Plumbing**

- Shutoff valves and traps are in good repair;
- Sump pump is in good repair with check valve installed.

**Avoid re-inspection fees by insuring your property is in compliance at the initial inspection. Remember to change the batteries in smoke & carbon monoxide detectors and to test electrical outlets in advance of the inspection.**