

Building Inspection

The following is a list of most common building corrections needed but is not limited to:

1. Is address displayed to properly identify residence for emergency vehicles?
2. If the residence has a fence, is it legal and in good repair?
3. Does the building and garage have gutters and do they properly discharge into the front of the house or rear yard?
4. Is the roof structurally sound and free of defects, which might admit rain or dampness to the interior?
5. Are exterior walls maintained free from holes, loose, or rotting boards which might admit rain or dampness into the exterior?
6. Is the exterior paint in good condition?
7. Are all plumbing fixtures in working order?
8. Do all bedrooms have privacy locks?
9. Are exterior stairs and porches maintained free of safety hazards and safe for entering and exiting?
10. Is the residence free from inside or outside storage, which could promote a health, fire, or safety problem?
11. Do doors allow unobstructed exiting?
12. Is the residence free of unsafe or broken windows?
13. Is the foundation structurally sound?
14. Are floors, walls, and ceilings maintained in good condition?
15. Are all rooms provided with adequate light and ventilation?
16. Are interior stairs and railings free of unsafe hazards and safe for entering and exiting?
17. Is the gas supply free from any leaks?
18. Is the residence free from any infestation or rodents or insects?
19. Does the residence comply with applicable zoning regulations regarding use?

Please have the above corrections completed prior to our inspection in order to ensure that the sale of your property is not delayed.

PLUMBING

1. All faucets & tub and shower valves are in proper operating condition.
 - No leaks or drips
 - All aerators must be installed
 - Pop-up drains in proper working order
 - All handles secure and in proper working order.
 - All spray hoses in proper working order.
 - Faucets must supply hot and cold water.
 - All diverters must be in proper working order.
2. All fixtures (toilets, tubs, sinks, etc.) are in proper operating condition.
 - No cracks or leaks on fixtures or the piping serving the fixtures.
 - Fixtures must drain properly and all drain assemblies must be in proper working order.
 - Toilet seats required – in proper working order.
 - All fixtures secure to the wall and/or floor.
3. All pipe penetrations thru walls, floor, cabinets, etc. must be sealed with caulk, foam, or flange plate.
4. At the hot water heater:
 - Proper sized T&P relief valve required with full size discharge piping to the floor.
 - Proper gas and water connections required – no flexible connectors – di-electric connections where required.
 - Chimney flue must be sealed where flu piping connects to chimney.
5. At the Furnace/Boiler:
 - Unit must be in proper working order including condensate and/or circulating pumps.
 - Chimney must be sealed where flue piping connects to the chimney.
6. All sump pump discharge piping must drain into the front or rear yard(s) of the house. Sump pumps cannot be connected to the sanitary sewer system per Metropolitan Sanitary District Requirements. Disconnect all sump pump discharge piping from the sanitary sewer and route the piping to the front or back yard. If sump pit has sanitary laundry waste water and/or sanitary washroom waste water running into it, the sump piping and sanitary piping must be separated with the use of a laundry pump and/or the installation of an ejector pit, pump, and discharge piping. Please contact the building department with questions or for more information.
7. All sump and ejector pits must have a gas tight sealed cover(s). All ejector pits must be properly vented.
8. Stainless steel gas connectors are required at all gas stoves and all gas clothes dryers.
9. All plumbing piping in the house must be in proper operating condition – no leaks, drips, or temporary repairs.
10. Any unused gas, waste, vent, or water piping must be capped back to the mains.

The Village of
Harwood
Heights

Electrical

All Home sales and transferring of property are subject to inspections. This letter shall serve as guideline to help expedite the sale or transfer of your property. The following is a list of the most common code corrections needed but is not limited to:

1. A minimum of 100-amp (Circuit breaker type) electric service.
2. GFCI (ground fault circuit interrupter) receptacles or circuit breakers be installed in the following areas:
 - a. Bathrooms
 - b. Garages
 - c. Kitchens -- where receptacles are installed to serve the countertop surfaces and middle islands
 - d. Unfinished basements
 - e. Outdoor locations
 - f. Within 6 feet of water source
3. At least one GFCI (ground fault circuit interrupter) receptacle shall be installed in each bathroom within 36 inches of basin.
4. All lights above tub/shower areas shall have enclosed watertight covers and GFCI (ground fault circuit interrupter) protection.
5. All outlets must be grounding type (3-prong) and grounded.
6. Simplex type receptacles for all microwave ovens in cabinets and sump pump locations.
7. A disconnect switch is required for dishwashers and garbage disposals.
8. Closets shall contain light fixtures with completely enclosed style lamps.
9. Working smoke and carbon monoxide detectors must be located within 15 feet of any sleeping area and one on each level.

The village of Harwood Heights follows Chicago 2000 code.

Please have the above corrections completed prior to out inspection in order that the sale or transfer of your property is not delayed. Should a third re-inspection be required, there will be a \$50.00 fee paid before this next inspection.

Illinois Carbon Monoxide Alarm Detector Act

Effective January 1, 2007, every dwelling unit will be required to have at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. Alarms can be battery powered, plug-in with battery back-up or wired into the AC power line with a secondary battery back-up. The alarm can be combined with smoke detecting devices if the combined unit complies with specific standards and the alarm differentiates the hazard.

The Law

The Illinois General Assembly has passed and the Governor has signed the Carbon Monoxide Alarm Detector Act (Public Act 094-0741). This new law, effective January 1, 2007, requires homeowners and landlords to install carbon monoxide detectors in all buildings containing bedrooms and sleeping facilities.

The primary features of the law are:

- Every "dwelling unit" must be equipped with at least one operable carbon monoxide alarm within 15 feet of every room used for sleeping purposes.
- The alarm may be combined with smoke detecting devices provided the unit complies with respective standards and the alarm differentiates the hazard.
- A "dwelling unit" means a room or suite of rooms used for human habitation, and includes single family residences, multiple family residences, and mixed use buildings.
- If a structure contains more than one "dwelling unit," an alarm must be installed within 15 feet of every sleeping room in each "dwelling unit."
- The owner must supply and install all required alarms. A landlord must ensure that the alarms are operable on the date of initiation of a lease. The tenant is responsible for testing and maintaining the alarm after the lease commences.
- A landlord is required to furnish one tenant per dwelling unit with written information regarding alarm testing and maintenance.
- Willful failure to install or maintain in operating condition any alarm is a Class B criminal misdemeanor.
- The Act does exempt certain residential units from the requirement. Those residential units in a building that (i) does not rely on combustion of fossil fuel for heat, ventilation or hot water; (ii) is not connected to a garage; and (iii) is not sufficiently close to any ventilated source of carbon monoxide to receive carbon monoxide from that source OR a residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the local building commissioner shall NOT require carbon monoxide detectors.