

Village of Wauconda Property Inspection Check List ~ Sale of Property

Property Address: _____ **Case #:** _____ - _____ - _____

DISCLAIMER: The Village of Wauconda does not warrant the condition of any property inspected and disclaims all liability for any claims arising out of the property or condition thereof. The Village recommends an independent Certified Home Inspection before the sale of any residential dwelling.

P	F	Inspection Item	P = Pass	F = Fail	Code	Comment / Location
		▶ Exterior Property Area: Clean, safe and sanitary condition			PM 302.1	
		▶ Exterior Property Structure: Good repair, structurally sound and sanitary			PM 304.1	
		Premises Identification: Address numbers shall be a minimum of 4" high			PM 304.3	
		Driveways: Driveways shall be asphalt, concrete, or concrete pavers, and free of hazardous conditions. Gravel driveways are not permitted.			PM302.3 Ord 98.46	
		▶ Interior Structure: Maintained in good repair, structurally sound and sanitary			PM 305.1	
		▶ Handrails & Guardrails Porch or balcony over 30" from grade with guardrail at least 36" tall. Open stairs over 30" from grade with guardrail at least 34" tall. All stairs with graspable handrail 34" to 38" from nose of tread with min. grip of 1.25" and max. grip of 2" in diameter			IRC 312.1 & 311.5.6.1	
		▶ Occupancy: Privacy & separate from adjoining spaces. Area for Sleeping Purposes:			PM 404.1	
		Minimum of 70 sf for 1 person, 100 sf for 2, and at least 50 sf for each additional person			PM 404.4.1	
		▶ Plumbing Facilities and Fixture Requirements: Dwelling shall contain tub or shower, lavatory, water closet and kitchen sink in sanitary, safe working condition. Water heater must have a metal discharge pipe.			PM 502.1	
		▶ Water System: Plumbing fixtures with approved hot and cold connections			PM 505.1	
		▶ Mechanical & Electrical Requirements: Equipment properly maintained			PM 601.2	
		▶ Electrical Facilities: 3-wire, 120/240 volt single phase, not less than 60 amps. No tandem wiring or mini breakers.			PM 604.2	
		Electrical Equipment: Properly installed and maintained. Electrical panel must be labeled. Meter must be grounded, and water pipe bonded.			PM 605.1	
		Receptacles: Habitable spaces require 2 outlets. All Bathroom & kitchen countertops, sinks, unfinished basement, garage, and all outdoors require GFCI protection.			PM 605.2 NEC 210.8	
		Lighting Fixtures: Hall, stairway, kitchen, bathroom, laundry room, and furnace room shall have at least one lighting fixture. Closet lights must have covers.			PM 605.3	
		▶ Fire Safety: Means of Egress: safe, continuous & unobstructed path of egress			PM 702.1	
		Locked Doors: No locked emergency exits from side of egress			PM 702.3	
		Emergency Escape Openings: Openings operational from egress side without keys			PM 702.4	
		Under Stair Protection: Enclosed accessible space under stairs shall have interior walls and under stair surface covered with ½" gypsum board. Taped & mudded seams required.			IRC 311.2.2	
		Fire Protection Systems: Smoke Alarms in all bedrooms, and every floor			PM 704.2	
		Carbon Monoxide Alarm Detector: Within 15' of every room used for sleeping purposes			Public Act 094-0741	
		▶ Basement Escape & Rescue: Habitable space (bedroom, study, den, playroom, etc.) shall have at least one operable emergency escape with the following:			IRC 310.1	
		Window Sill Height 44" or less	<input type="checkbox"/> Meets requirement	<input type="checkbox"/> Does not meet requirement	310.1	
		Net Clear Opening at least 5.7 sq. ft.	<input type="checkbox"/> Meets requirement	<input type="checkbox"/> Does not meet requirement	310.1.1	
		Opening Height at least 24"	<input type="checkbox"/> Meets requirement	<input type="checkbox"/> Does not meet requirement	310.1.2	
		Opening Width at least 20"	<input type="checkbox"/> Meets requirement	<input type="checkbox"/> Does not meet requirement	310.1.3	
		<input type="checkbox"/> Ladder & Steps: Permanently affixed ladder required in window wells greater than 44" deep			310.2.1	
		<input type="checkbox"/> Basement meets requirements for habitable space. <input type="checkbox"/> Basement does NOT meet requirements for habitable space. <input type="checkbox"/> Basement can only be used for storage, laundry, bathroom, or other non-habitable uses. <input type="checkbox"/> Existing habitable spaces must be removed, or above deficiencies brought to compliance. <input type="checkbox"/> NOTE: Basement alterations were completed without a permit or required inspections.				
		▶ Other:				

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Maximum Occupancy Calculation:

Bedroom #1: Level ____ Size: _____ feet _____ inches X _____ feet _____ inches = _____ SF = Max Occupancy _____

Bedroom #2: Level ____ Size: _____ feet _____ inches X _____ feet _____ inches = _____ SF = Max Occupancy _____

Bedroom #3: Level ____ Size: _____ feet _____ inches X _____ feet _____ inches = _____ SF = Max Occupancy _____

Bedroom #4: Level ____ Size: _____ feet _____ inches X _____ feet _____ inches = _____ SF = Max Occupancy _____

Bedroom #5: Level ____ Size: _____ feet _____ inches X _____ feet _____ inches = _____ SF = Max Occupancy _____

Bedroom Requirements:

Maximum Total Occupancy Allowed _____

- Minimum 70 square feet, with minimum wall widths of 7 foot; per IRC 304.
- Electrical outlets with arc fault protection; per 2005 NEC
- Minimum one openable emergency escape as described in IRC 310.1.
- Minimum one closet, 2' deep and 4' wide with closet pole installed

First Inspection:

Homeowner is compliant Homeowner is not compliant Inspected by: _____ Date: _____

If not compliant, Homeowner needs to correct noted repairs and call Building and Zoning for a re-inspection at (847) 526-9609. Those items marked "F" are violations of Wauconda's adopted Village code and/or property maintenance code. This is your written "Notice of Violation." Failure to correct the above listed violations within the prescribed time can result in a fine of up to \$750.00 per violation, per day. You are hereby notified to remedy the conditions as stated above prior to the sale closing, or a Letter of Intent must be submitted by the buyer who then agrees to make the corrections, or obtain any required building permit, within 90 days from the sale closing date.

Second Inspection (if necessary):

Homeowner is compliant Homeowner is not compliant Inspected by: _____ Date: _____

Third Inspection (if necessary, additional fee applies):

Homeowner is compliant Homeowner is not compliant Inspected by: _____ Date: _____

Note: The Inspection fee includes initial inspection and one follow up inspection, if necessary. Additional inspections require a re-inspection fee. Upon correction of all violations, the Building and Zoning Department issues a **Certificate of Compliance**.

For repairs that are required to remedy violations revealed by an inspection, which are not possible to complete before the date of a real estate closing, the Building Commissioner may issue an **"Authorization to Close Pending Repair."** In order to receive an "Authorization to Close Pending Repair," buyer(s) must sign and submit a **"Letter of Intent"** to the Building Commissioner. Upon approval of the Building Commissioner of the Letter of Intent, an "Authorization to Close Pending Repair" may be issued, with the requirement that all repair work necessary to remedy any code violation(s) be completed according to the plan and schedule contained in the "Letter of Intent". Failure to complete the required repairs pursuant to the Letter of Intent shall result in the denial of a Certificate of Compliance for the property, and the Village taking further enforcement action to remedy the violation(s).

Neither this inspection nor any Certificate of Compliance issued by the Village of Wauconda shall be considered a complete list of Code or Municipal Ordinance requirements. The inspection can be substantially limited by access available and stored items or furniture. Some occupancies may require inspections to be completed on individual systems such as heating appliance, roofing, structural or fire prevention systems. If you have any questions about this inspection, please call (847) 526-9609. **DISCLAIMER: The Village of Wauconda does not warrant the condition of any property inspected and disclaims all liability for any claims arising out of the property or condition thereof.**

Appeal from this notification may be made within 30 days from the date of initial inspection. Direct such appeal to the Building Commissioner in writing, at 109 W. Bangs Street, Wauconda, Illinois, 60084.

► Copy of this report received by e-mailed to faxed to: _____ Date: _____