

Overview

Wauconda Municipal Code 150.25 requires a dwelling inspection prior to the sale of any residential home, or change of rental occupancy. The seller/owner is responsible for compliance.

A uniform procedure for the inspection and certification of residential housing units in the Village was established to protect the health and welfare of the occupants as well as preserve and protect the values of the properties within the neighborhoods and vicinities.

Inspections are conducted in accordance with the 2003 Edition of the International Property Maintenance Code. Once compliance is established, a **“Certificate of Compliance”** is issued.

A new certificate is required if:

1. Title to the property covered by the certificate is transferred or conveyed so that 50% or more of the record ownership or beneficial interest therein has changed.
2. There is a change of occupancy of the residential dwelling unit covered by the certificate.
3. Residential improvements to the property covered by the certificate are damaged or destroyed to the extent that the residential unit is uninhabitable.
4. The certificate is lawfully revoked or suspended.

Applications for inspections are available at the Building and Zoning Department and require a **\$75 fee** for each separate dwelling unit to be inspected.

Inspections are performed by Village Inspectors Monday thru Friday, from 7:00am to 3:00pm. You are advised to complete an application at least five business days prior to the scheduled sale closing date or new rental occupancy date.

Procedure

The inspector examines the dwelling's visible structural elements; heating, electrical, and plumbing systems. They will not disassemble any building components. Plus, based on the number of bedrooms and square footage, maximum occupancy is calculated.

The applicant receives a copy of the completed inspection report. If all items pass inspection, a Certificate of Compliance is issued. If it fails, the report will note all requirements to bring the dwelling into compliance. The items must be remedied before the closing or transfer date.

As an alternative, the purchaser can assume the responsibility of compliance by submitting a **“Letter of Intent”** stating that all non-compliance items will be remedied within 90 days of the closing or transfer date. Upon receipt of the Letter of Intent, an **“Authorization to Close Pending Repairs”** is issued.

Inspection Check List

This is a partial list. The full Property Inspection Check List is posted for reference on the Village website within the Building & Zoning tab.

General

- Property address required on the front of the building, numbers are to be a minimum height of 4" with a 1/2" stroke.
- Chimney in sound condition
- Roof, flashing & gutters able to divert water away from the structure.
- Handrails and guardrails installed properly.
- Fences, porches and decks in good condition.
- Driveways, sidewalks and stairs free of trip hazards and holes.
- Garages and sheds in sound condition and properly located on premises.
- All glazing free of holes and cracks.

- Other than fixed windows, all windows must open easily and be equipped with screens.
- All exterior doors and hardware must be tight, secure, and equipped with a deadbolt lock
- Smoke detectors in all bedrooms, plus one on each floor.
- Carbon Monoxide Detectors are required within 15 feet of all sleeping quarters, unless (1) the unit does not rely on combustion of fossil fuel for heat, (2) is not connected to a garage, and (3) is not sufficiently close to any ventilated source of carbon monoxide

- Interior free from insect and rodent infestation

Electrical

- No breakers double wired, no uncovered slots in panel. Panel labeled with index of circuits.
- Bonding wire across water meter required.
- Habitable spaces require 2 outlets
- Ground Fault Circuit Interrupters Receptacles are required within 6' of all sinks, basements, inside garages and all outdoor receptacles.
- All electrical circuits are wired properly.
- All closet fixtures require a globe type fixture, no open or bare lamp fixtures.

Mechanical

- Water heater installed properly. No flexible connections, metal relief valve pipe, not plastic, flue pipe pitched upward with no visible leaks.
- Water heater minimum temperature 110°F
- No flexible gas lines on furnace.
- Sediment trap and shut off valves on fixed gas appliances.
- Heat in habitable rooms at least 68°F in winter

Plumbing

- Shutoff valves required on supply lines
- P-traps installed properly, all fixtures vented.
- Rubber connectors not permitted on drain lines.
- Properly installed fixtures with approved hot and cold connections

Penalty

Per Village Code, General Penalty, if the required inspection is not completed, a penalty could be assessed up to \$750 for each violation.

Appeals

Any person notified of violations, or any person denied a Certificate of Compliance, or any person whose Certificate of Compliance has been suspended or revoked, shall have the right of appeal. The subject rental property shall not be rentable or leasable, nor shall the title for any dwelling unit be conveyed or transferred, if the decision being appealed is based upon one or more of the following:

1. Structural, mechanical, plumbing or electrical code violations, which present a substantial risk of harm to the health or safety of the occupants or the potential occupants of the subject premises;
2. The failure of the owner or applicant to provide a completed application for a certificate of compliance or a renewal certificate of compliance;
3. The occupancy of the dwelling unit exceeds the permitted maximum occupancy under the Property Maintenance Code, as amended.

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

Notices

Neither the 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.

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.

How to Contact Us...

**Village of Wauconda
Building & Zoning Department**
109 W. Bangs Street
Wauconda, Illinois 60084
Phone: 847-526-9609
Fax: 847-526-8967

Office Hours:
Monday Through Friday
8:00 am to 4:30 pm

Permit Desk Hours:
Monday Through Friday
8:00 am to 1:00 pm
or by appointment

Staff:
Building Commissioner
Joseph E. Schwarz

Building Inspectors
Charlie Buschick
Tomm Smithe, Jr.

Economic Development Coordinator
Debra Ogorzaly
e-mail: dOgorzaly@wauconda-il.gov

Visit our web site at:
www.wauconda-il.gov

The Building & Zoning Department
tab contains useful information
including links to:

Village Ordinances
Village Building Codes
Village Zoning Map
Village Comprehensive Plan



Residential Dwelling Inspection Program



Mayor
Mark F. Knigge

Trustees
Patrick Murphy
Lincoln F. Knight
Jean Mayo
Ed Lochmayer
John F. Barbini, Ed.D
Pamela Wahl

Village Administrator
Daniel E. Quick