



# HOFFMAN ESTATES

GROWING TO GREATNESS

## RESIDENTIAL RENTAL LICENSE INSPECTIONS OVERVIEW

Inspections are performed based on the 2015 International Property Maintenance Code. The list below provides a general overview of items that will be inspected. This list is not all inclusive and there may be additional items inspected that are not on the list.

1. Exterior property and structure maintained in a clean, safe and sanitary condition
2. Garbage stored in approved container
3. No ponding or standing water on property
4. Driveway and sidewalks in proper state of repair and free from hazards
5. Weeds or grasses may not exceed eight (8) inches in height
6. Structures and property free from rodent harborage and insect infestation
7. Exhaust vents clean and working properly in bathroom, kitchen and dryer, etc.
8. Sheds, decks, stairs, porches, garages, fences, balconies, retaining walls, chimneys, doors are structurally sound and in good repair
9. Inoperable or unlicensed vehicles cannot be stored or in state of repair unless in garage
10. No damage, defacement, carving or graffiti allowed
11. Swimming pools must be in good repair and maintained in a clean sanitary condition
12. Exterior and interior surfaces painted or protected and maintained in good condition
13. Address numbers minimum 4 inches high and visible from street or parking lot, Arabic numerals only
14. Exterior walls and foundation free from holes and breaks, weatherproof
15. Roof and flashing sound, tight and waterproof
16. Windows sound and weather tight, able to be opened with screens
17. Interior of structure and equipment therein to be maintained in good repair, structurally sound and in a sanitary condition
18. Stairs, handrails and guardrails in sound condition and good repair
19. Bathrooms have windows or fans that exhaust to exterior
20. Dwelling cannot be over crowded, number of occupants cannot endanger life, safety or welfare
21. Smoke detectors required in every room used for sleeping purposes, outside each sleeping area and on each floor
22. Carbon Monoxide alarm outside each bedroom group/ sleeping area
23. Bathrooms must have doors with privacy lock
24. All plumbing fixtures operate properly in safe and sanitary condition
25. Storm water cannot be discharged to the sanitary sewer system
26. All mechanical and electrical equipment properly installed and maintained in safe working condition
27. Ducts, fans and radiators free from obstructions and capable of performing their intended function
28. Florescent or CFL light bulbs in clothes closets
29. Minimum of two receptacle outlets in habitable rooms
30. Permanent use of extension cords as wiring are prohibited – any outlet strips must be listed by a recognized testing agency
31. Minimum of one receptacle outlet in laundry room and bathroom GFCI protected
32. Light required in every stairway, bathroom, laundry room, furnace room
33. Outlets within 6 feet of a sink must be GFCI protected
34. The water heater relief valve shall be supplied with a full size metal discharge pipe extending to within 2 to 6 inches of the floor. PVC/plastic discharge piping is prohibited. The relief valve shall be located to operate freely.