

VILLAGE OF RICHTON PARK
4455 Sauk Trail - Richton Park, IL 60471 - (708) 481-8950

OCCUPANCY INSPECTION REPORT

___ Single Family ___ Multi-Family ___ Townhome

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

No Certificate of Occupancy will be issued until all fees are paid, and all interior violations are abated. Also, a heating certificate issued within the last six months is required before a Certificate of Occupancy will be issued. Numbers in parentheses (), for reference purposes only, represent the section of the International Property Maintenance Code (IPMC) that refers to each inspection item. Other code sections may apply.

		APPROVED				APPROVED	
		Y	N			Y	N
EXTERIOR							
1	No accumulation of rubbish or yard waste on premises (308)			20	All heating facilities shall be certified by a competent HVAC contractor to be in good working order not to constitute a fire hazard, and shall be capable of maintaining a temperature of 65 degrees F (at exterior temperature of 0 degrees F) (601, 602)		
2	Proper ground cover, grass/weeds shall not exceed six inches in height (302)			21	Fireplaces and wood burning appliances shall be structurally sound of an approved type, connected to an approved flue that is clear of any obstruction. (602, 603)		
3	No evidence of vermin (309)			22	All electrical outlets, switches, and light fixtures shall be in proper working order and covered. (604, 605)		
4	Sidewalks, driveways, porches, stoops, stairs, balconies, and railings shall be in good condition (302.3, 304.2)			23	Install smoke detectors on every level and in every bedroom (703, 704)		
5	All accessory structures including utility sheds, garages, carports, decks, fences, and swimming pools shall be maintained in good repair/painted (302.7, 303, 304)			24	Install carbon monoxide detectors within fifteen feet of all bedrooms (430 ILC 135)		
6	Every dwelling shall have displayed in a place visible from the street, figures at least four inches high, showing the address of the building (304)			25	Handrails (no greater than 2 1/4" should be a minimum of 34-38" from the nosing of the tread. This applies if there are 4 or more risers. (305, 307)		
7	Roof and chimney shall be well-maintained; only two layers of shingles allowed on all roofs (304)			26	Guard rails shall be minimum of 36" high above finished surface (305, 307)		
8	Repair or replace gutters and/or downspouts (302, 304)			27	All habitable rooms shall have a minimum dimension not less than 7' in any direction. Kitchens shall have a minimum clear passage way of 3' between counter fronts and appliances or counter fronts and walls. Habitable rooms shall meet the minimum area requirements as stated in section 404 and table 404.4 (Chapter 4)		
9	Walls, windows, door trim, fascia, and soffit shall be well-maintained/painted (304)			28	Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a minimum clear ceiling height of 7'. (404)		
10	All windows and doors shall be constructed and maintained to exclude wind, rain, and insects, no cracked or broken glass, be dual glazed, screened, and in sound condition (304)			MULTI-FAMILY DWELLINGS			
11	Foundation walls shall be free of cracks (304)			29	Common halls and stairways shall be lighted at all times (402)		
INTERIOR							
12	Floors, walls, doors, and other interior surfaces shall be clean, well-maintained, and painted (305)			31	Stairways, hallways, and doors shall be free of material which could prevent an exit (702)		
13	No evidence of insects/free of rubbish and debris (308, 309)			32	Smoke detectors per state HB0003 (704)		
14	Rooms without windows must have means of mechanical ventilation/light (403)			33	Cooking facilities, if present, shall be clean and in good working order, shall not constitute a fire hazard, and shall have adequate exhaust ventilation. (603)		
15	Every dwelling shall have a separate bathroom with toilet and bathtub or shower facility (503)						
16	Every kitchen shall have a sink with hot and cold running water (505)						
17	Water heater shall not leak and should be capable of heating water to 110 degrees F. (505.4)						

The Village of Richton Park makes no warranty with regard to the matters noted herein. The Village merely certifies that an inspection has been made and no apparent code violations have been detected.

Inspected by: _____ Date: _____

Approved for Occupancy: ___ Yes ___ No