

Guide to Rental Property Maintenance Inspection



Village of Beach Park
Community Development
Department

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This guide has been designed to provide an outline of the Village's property maintenance inspection checklist. The checklist was developed to help the Village conduct consistent inspections, and may be used by property owners and managers to help maintain their property and prepare for annual inspections. The Village's inspection checklist is used during:

- Annual, routine inspections of rental dwelling/housing units that are certified by the Village.
- Routine inspections of the interiors of certified units.
- Investigation and resolution of landlord and tenant complaints regarding repairs.
- Investigation and resolution of complaints regarding maintenance of all properties within the Village.

The purpose of these inspections is to confirm that properties are maintained properly, which ensures the health and safety of the Village residents.

The checklist contains twenty-six areas that staff commonly reviews and is arranged in order starting from the exterior of the building and ending with the interior.

Explanations of the twenty-six areas inspected, and the corresponding code requirements, are provided in this Guide. The explanations correspond to the inspection checklist.



Inspection Reports

If a code violation is cited during an inspection, the inspector will indicate the remedies necessary to comply with Village Codes. The inspector will also specify the time frame in which the repairs must be completed. Should you have any questions regarding your inspection, please call the Community Development Department at (847) 746-1770.

When there is an outstanding violation on your property, it is a violation of the Village Property Maintenance Code Sec. PM-107.5 to sell, transfer, or lease the property. To avoid complications, and to benefit the residents and surrounding neighborhood, the Village encourages prompt compliance.

Any person affected by an inspection report has the right to appeal the order. An appeal must be submitted in writing within twenty (20) days. The appeal shall be submitted to the Director of Community Development, Village of Beach Park, 11270 W. Wadsworth Road, Beach Park, Illinois 60099.

General Requirements

- All exterior surfaces must be protected from wind, rain and snow by painting, staining, sealing, siding or the use of other weather tight materials designed to prevent deterioration.
- All interior surfaces must have suitable finishes that are necessary for effective cleaning and sanitation. Finishes should be durable, smooth and impervious to water.
- All repairs, maintenance work, alterations or installations shall be conducted in a workmanlike manner. Workmanlike is defined as executed in a skilled manner; generally plumb, level, square, inline, undamaged and without marring adjacent work.

EXTERIOR MAINTENANCE

1) Parking Lot

- a) Parking lots and driveways must be free of deteriorated surface's and potholes be paved asphalt, concrete or other approved hardscape.
- b) Parking lot spaces must be striped and easily visible (multi-unit).
- c) Parking lot curb-stops or approved barriers must be provided and secured at the edge of parking area (multi-unit)

2) Accessory Structures

- a) Fences, garages, sheds, retaining walls and refuse enclosures must be structurally sound and free of loose, bent, broken, deteriorated or missing materials.

3) Nuisance-Litter/Rubbish

- a) Property must be free from any accumulation of rubbish or garbage, and maintained in a clean, safe and sanitary manner.
- b) Accumulations of rubbish, garbage, interior furniture, tires, or excessive storage are not permitted on balconies or patios. These items can attract insects, harbor rodents and create unsightly conditions.
- c) Grass and weeds must be maintained no more than a maximum height of eight inches.
- d) Graffiti is criminal damage to property. Graffiti must be completely removed within 24 hours. Call 911 to report graffiti.
- e) Motor vehicles must be currently registered and parked on an approved surface driveway. Inoperable vehicles or vehicles in the process of major repair may only be stored in a closed garage.



EXTERIOR MAINTENANCE

4) Grading and Drainage

- a) Proper grading and drainage of exterior areas are required to prevent flooding, water damage and areas of stagnant water.
- b) Missing or worn groundcover or grass must be replaced.
- c) Storm water discharge and sump discharge lines shall not discharge at, towards or onto adjoining properties

5) Address

- a) Building addresses must be displayed in Arabic numerals only, a minimum of four inches in height and clearly visible from the right of way (street).

6) Walkways

- a) Stoops, stairs, patios and sidewalks must be level and free of loose, broken or deteriorated materials.
- b) Railings shall be provided and installed per code requirements

7) Overhangs

- a) Balconies, porches, decks, and stairs must be structurally sound and free of cracked, rotted, rusted or bowed materials. Wood repairs must be of weather-treated lumber.
- b) Awnings must be anchored to the structure and free of loose, torn, bent or deteriorated materials.
- c) Columns must be structurally sound and free of any loose, bowed or deteriorated materials.
- d) Soffits, fascia, mansards and similar decorative features must be anchored to the structure and free of loose, missing or deteriorated materials.
- e) Soffit and roof vents must be in working order and as designed.



EXTERIOR MAINTENANCE

8) Walls

- a) Siding must be weather tight and secure to the exterior wall. Siding must be free of bent, missing or deteriorated materials.
- b) Brickwork must be free of cracked, loose or deteriorated materials. Replace any missing or deteriorated bricks. If the masonry is tuck pointed, the mortar must not mar adjacent surfaces.
- c) Foundations must prevent seepage and the entrance of rodents into a building. Foundations must be structurally sound and free of large cracks, holes or loose materials.
- d) Shutters and trim must be secure to the exterior wall, free of deterioration and without missing materials.
- e) Room air conditioner openings must be weather tight.
- f) Exhaust ducts must be in working order and as designed.

9) Doors

- a) Door hardware must be provided and tightly secure the door.
- b) Door, doorframe molding and sidelights must be secure, weather tight and rodent proof. Frames must be free of loose, broken or deteriorated materials.
- c) Exterior entrance doors must automatically lock with a dead-locking latch. If an entrance foyer is present, the inner or outer door must automatically lock. (Apartment Buildings)



EXTERIOR MAINTENANCE

10) Windows

- a) Window frames must be weather tight and free of loose or deteriorated materials.
- b) Windowpanes must be free of broken or cracked glass.
- c) Windows must be easily operable and capable of being held in position by window hardware.
- d) Screens are required from April 15 to October 15 for doors or windows used for ventilation.
- e) Locks are required on every window or sliding door within 20 feet of the ground or within 10 feet of adjacent roofs, stairways or balconies. (apartments)



11) Handrails and Guardrails

- a) Exterior and interior handrails and guardrails must be installed where required to prevent accidents. Handrails and guardrails must be firmly fastened. Guardrails and handrails, including balusters, must be free of loose, deteriorated or missing parts.

12) Roofs

- a) Roof assembly, shingles, and flashing must be weather tight and free of loose, missing or deteriorated materials.
- b) Gutters and downspouts must be secure and free of obstructions or missing materials, and installed to direct water away from the structure.
- c) Chimneys must be straight, structurally sound and free of loose, missing, spalled or cracked masonry. Open mortar joints must be tuck pointed in a manner that does not mar adjacent surfaces.

INTERIOR MAINTENANCE

13) Walls and Ceilings

- a) Walls and ceilings must be clean, structurally sound and free of holes, dents, cracks, loose drywall taping and water damage.
- b) Wallpaper or wall coverings must be adhered to the wall and free of loose, torn, missing or deteriorated materials.
- c) Shower walls, grout and caulk must be watertight and free of mold or mildew.
- d) Molding, coving and trim must be secure to the wall or ceiling and free of cracks or missing sections.



14) Floors

- a) Floors must be structurally sound, level and free of rotting wood.
- b) Floor coverings must be secure, clean, impervious to water and free of broken, cracked, worn or missing materials.
- c) Carpeting must be clean and secure to the floor. Carpeting must be free of holes, tears, burns, stains and loose strands.
- d) Stairs, treads, risers and stringers must be structurally sound. Stairs and stair coverings must be secure and level to prevent trip hazards. Stairs must be free of any loose, broken or deteriorated materials.

INTERIOR MAINTENANCE

15) Interior Surfaces

- a) Dwelling unit mailboxes must be labeled and secure.
- b) Kitchen and bathroom cabinet surfaces must be easy to clean. Cabinets must be free of water damaged, loose, missing or broken materials and hardware.
- c) Doors must open and close easily.
- d) Doors and doorframes must be free of holes, cracks and deteriorated materials.
- e) Door hardware must be provided. Locks at the entrances to all dwelling units must be secure.

16) Overcrowding

- a) Overcrowding is prohibited. One occupant is permitted for every 50 square feet of sleeping area. In general, the sleeping area is defined as bedrooms; however, if the dining or living room area is larger than minimum code requirements then the difference between the room area and the minimum requirements may be applied to the total sleeping area. For assistance, please call the Community Development Department at (847) 746-1770.

Minimum Area Requirements

Every living room shall contain at least 120 square feet and every bedroom shall contain at least 70 square feet.

Kitchens and non-habitable spaces shall not be used for sleeping purposes

Efficiency units occupied by not more than 2 occupants shall have a clear floor area of not less than 220 square feet. A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet. These are exclusive of kitchen areas and bathrooms. The maximum number of occupants is three.

An occupant is defined as any person living or sleeping in a building, or having possession of a space within a building. Overcrowding can create serious problems.

INTERIOR MAINTENANCE

17) Fire Prevention

- a) Approved smoke detectors are required to be installed and maintained in hallways and stairways of apartment buildings.
- b) Every dwelling unit will be equipped with at least one carbon monoxide alarm and smoke detector in each bedroom, within 15 feet of the sleeping rooms, each level of the unit, within 3 feet of the stairwell and within 10 feet of the mechanical room(s) in full operating condition.
- c) Combustible materials and storage are not permitted in hallways and stairways nor within 3 feet of the furnace, water heater and electrical panels.



18) Sanitation

- a) The inside of every structure must be free from any accumulation of rubbish or garbage.
- b) Every occupant/tenant must maintain any portion of the building they occupy, control or use, in a clean and sanitary condition.
- c) Extermination for insects, pests and rodents is the responsibility of the owner. When the infestation is caused directly by the occupant, the occupant will be responsible for extermination.



INTERIOR MAINTENANCE

19) Electrical

- a) Light fixtures must be in working order with bulbs and fixture covers.
- b) Intercom or buzzer system must be maintained and labeled.
- c) Electrical outlets, switches and junction boxes must be secure, wired properly and operate safely with proper covers. Cover plates must be free of charred surfaces and outlets must not be painted shut.
- d) Panels and circuits must not be overloaded. All circuits must be labeled. All panel openings must be covered. Panels must provide adequate service and operate safely.
- e) Electrical wiring must be properly installed and enclosed in conduit.
- f) Kitchen counter and garage outlets shall be ground fault circuit protected.
- g) Common areas must have adequate light to prevent accidents and reduce crime. A minimum of a 60 watt incandescent light bulb must be provided for every 200 square feet.
- h) Every laundry area must contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter.
- i) Bathroom outlet receptacle must have ground fault circuit protection.
- j) Any electrical deficiency or condition that is deemed hazardous to the occupants or structure, such as stapled cords and connections without plugs, must be corrected.



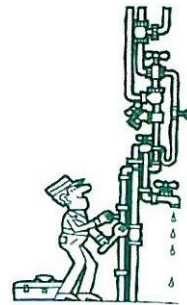
INTERIOR MAINTENANCE

20) Appliances

- a) Refrigerators must be easy to clean and maintain proper temperatures.
- b) Dryers must be installed and operate properly. Vents must be approved metal duct. Vinyl or plastic ductwork is prohibited.
- c) Washing machines must be free of water leaks, electrical hazards and broken or missing parts.
- d) Air conditioners must be in working order. Air conditioners are not required, but if an appliance is offered with the unit, it must be maintained.
- e) Stoves must be installed properly, free of gas leaks or electrical hazards. Proper installation is necessary to prevent a fire or carbon monoxide poisoning.
- f) Dishwashers and garbage disposals must be free of water leaks, electrical hazards and broken or missing parts.

21) Plumbing

- a) All sinks, tubs and toilets must drain quickly, be leak-free and easy to clean.
- b) All showers, faucets and spigots must have adequate flow and pressure, be leak-free, have complete hardware and be in good repair.
- c) Supply lines must be properly connected to public water or approved well if no public water supply is available within 200 feet.
- d) Waste lines must be properly connected to public sewer or the approved septic system if no public sewer is available.



INTERIOR MAINTENANCE

22) Water Heater

- a) Water heaters must be in good condition, free of leaks and severe corrosion.
- b) An adequate supply of hot water not less than 110 degrees Fahrenheit must be supplied at every sink, tub and shower.
- c) A temperature pressure and relief valve must be installed on the hot water heater at the proper location. The valve must be free of leaks, corrosion, obstructions or missing parts.
- d) A rigid copper or galvanized steel discharge pipe must be installed at the temperature relief valve and to within at least twice the pipe diameter above the floor. The end of the pipe must not be threaded.



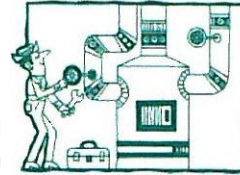
23) Heating/Ventilation

- a) Heat registers must be in good repair with secure covers.
- b) Thermostats must be in good working order to regulate the temperature of the apartment.
- c) A minimum of 68 degrees Fahrenheit is required to be maintained within a dwelling unit from September 15 to June 1st.
- d) Exhaust fans must be in working order with secure covers.
- e) Bathrooms must be mechanically vented or have an openable window to prevent an accumulation of moisture and prevent mold and moisture damage. All vents and ducts must be in good repair as designed.

INTERIOR MAINTENANCE

24) **Mechanical**

- a) Boilers must be installed free of leaks, and broken, corroded or missing parts.
- b) Gas fueled water heaters, boilers, and furnaces must be vented to an approved chimney or vent.
- c) Vents and flues must be secure, properly sized and pitched.
- d) Pressure relief discharge valves and pipe must be properly installed on boilers.
- e) All appliances must have gas and electric shut-offs to permit safe maintenance and repair.
- f) Combustion air vents must have free and unobstructed air-flow to permit proper combustion and prevent carbon-monoxide poisoning.
- g) Proper clearances to storage must be provided around fuel burning appliances. See manufacturers instruction for exact clearance (typically a minimum of 30-36 inches).



25) **Building Permit**

- a) Ordinary repairs do not require a permit. However, a permit is required for the replacement of balcony joists, sidewalks, patios, stairways, water heaters, boilers, electrical panels, parking lots, roofs, handrails, guardrails and repairs as outlined in the building regulations.

Please contact the Building Division at (847) 746-1770 for permit information and requirements. All projects are regulated by Village Codes to maintain uniformity and safety. Failure to obtain the necessary permits may result in significant financial penalties.

Whether you own a single-family home, town home, condominium, or an apartment building in the Village of Beach Park, it is your responsibility to maintain your property in accordance with the Village Codes and Ordinances.

Please be advised that this guide does not cover every section within the Property Maintenance Code and Nuisance Ordinance. If you have any questions, feel free to contact the Village of Beach Park at (847)746-1770 for information.

INTERIOR MAINTENANCE

Questions, Concerns?

Should you have any questions or if you require the Village of Beach Park's assistance concerning property maintenance issues, please contact the Community Development Department.