



# HOFFMAN ESTATES

GROWING TO GREATNESS

## RESIDENTIAL RENTAL LICENSE INSPECTIONS OVERVIEW

### *This document applies to interior inspections only*

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. Structures and property free from rodent harborage and insect infestation
2. Exhaust vents clean and working properly in bathroom, kitchen and dryer, etc.
3. Interior surfaces painted or protected and maintained in good condition
4. Windows sound and weather tight, able to be opened with screens
5. Interior of structure and equipment therein to be maintained in good repair, structurally sound and in a sanitary condition
6. Stairs, handrails and guardrails in sound condition and good repair
7. Bathrooms have windows or fans that exhaust to exterior
8. Dwelling cannot be over crowded, number of occupants cannot endanger life, safety or welfare
9. Smoke detectors required in every room used for sleeping purposes, outside each sleeping area and on each floor
10. Carbon Monoxide alarm outside each bedroom group/ sleeping area
11. Bathrooms must have doors with privacy lock
12. All plumbing fixtures operate properly in safe and sanitary condition
13. All mechanical and electrical equipment properly installed and maintained in safe working condition
14. Ducts, fans and radiators free from obstructions and capable of performing their intended function
15. Florescent or CFL light bulbs in clothes closets
16. Minimum of two receptacle outlets in habitable rooms
17. Permanent use of extension cords as wiring are prohibited – any outlet strips must be listed by a recognized testing agency
18. Minimum of one receptacle outlet in laundry room and bathroom GFCI protected
19. Light required in every stairway, bathroom, laundry room, furnace room
20. Outlets within 6 feet of a sink must be GFCI protected

The following properties are subject only to interior inspections through this program due to the fact that the exterior of the property and all common areas are inspected by the Village through a separate license program: **Steeple Hill, Highland Crossing, Huntington Grove, Moon Lake Village and Hilldale Condos.**

All other rental properties in the Village are subject to interior and exterior inspections.