



The Village of Round Lake Park
The Community with a Heart

203 E. Lake Shore Drive * Round Lake Park, Illinois 60073
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INSPECTION CHECK LIST

EXTERIOR OF STRUCTURE AND SURROUNDING PROPERTY

- _____ House Numbers: must be visible from the street; minimum 4 inches high
- _____ Gutters: in good working order; reasonably straight; securely fastened; downspouts in place
- _____ Chimney: in good repair; no cracks
- _____ Roof: shingles in good repair; no missing shingles; 2 layers maximum; no evidence of curling
- _____ Lighting: working entry light (front and rear)
- _____ Soffit/Fascia/Siding: in good repair; no evidence of rot; wood painted or covered with aluminum or vinyl
- _____ Outside Electrical Outlets: must be GFCI; must be covered
- _____ Outside Water Faucets: must be anti-siphon type
- _____ All Operable Windows: must have screens; properly fitted and in good repair; no boarded windows
- _____ Storm Doors: must be in good repair with properly fitted windows and/or screens
- _____ Entry Doors: all entry doors must provide a weather tight seal at the jamb; in good repair with operable hardware
- _____ Decks/Porches: must be in good repair; railings required for heights over 18 inches; no missing slats or balusters; width between slats or balusters must be 4 inches or less; deck must be properly secured to house; porch overhangs must be adequately supported
- _____ Concrete Stoops: in good repair; railings required on three steps or more
- _____ Walkways: in good repair; no obstructions
- _____ Driveways/Parking Spaces: in good repair; acceptable materials include: gravel, concrete and black-top, **NO DIRT DRIVES!** Two parking spaces for each residential unit is required.
- _____ Yard: must be clean; no junk; or debris; trees and shrubs must be adequately pruned; lawn areas in good condition
- _____ Fences: must be in good repair; perfectly upright; no slats missing; gates must be in good repair and operate properly
- _____ Utilities: **ALL REQUIRED UTILITIES MUST BE ON FOR OCCUPANCY**
- _____ Garage/Accessory Buildings: in good repair (roof, soffit, fascia, siding and gutter requirements same as house); all doors must be weather tight and operable; any electric wiring must be in conduit; all outlets must be GFCI protected; all lighting used must be operated by switch
- _____ Electric Meter: must have conduit mast/riser (unless underground electric); securely fastened to house; must have proper outside ground

INTERIOR

General

_____ Smoke Detectors: required in all residences, battery operated detectors accepted; however, all **new construction** must be wired in series (which means that if one detector activates, all will activate):

SMOKE DETECTORS ARE A LIFE-SAFETY ITEM REQUIRED FOR OCCUPANCY; requirements are as follows:

- In each sleeping room
- In the immediate vicinity outside sleeping rooms
- In basement

_____ Carbon Monoxide Detectors: required within 15 feet of sleeping rooms; may be hard-wired, plug-in or battery-operated

_____ Electronic Panel: must be 100 AMP for each dwelling unit; circuit breakers; properly labeled; open spaces must have blanks installed; area in front of panel must be free of obstructions; panel must be grounded to water meter on house side

_____ Electrical Outlets: located within six (6) feet of any sink must be GFCI protected; all outlets must be three-prong, grounded and free of paint

_____ Light Fixtures: must have globes (including halls and stairways); not required in basements unless converted to habitable space

_____ Heating: all forced air registers and cold air returns must have proper covers; baseboard heat radiators will be properly mounted and have proper covers

_____ All Interior Doors: must function properly with correct hardware; must be in good condition

_____ Back Flow Device & Thermal Expansion Tank: approved backflow device and expansion tank must be installed in all residences for the safety of the public water supply.

Basement

_____ Walls in good condition; no signs of bowing; no major cracks; dry

_____ Floor: in good condition; no signs of heaving; no major cracks

_____ Floor Joists: (First Floor): in good condition; free from rot; no evidence of major sassing

_____ Stairs: in good condition; secure treads; continuous handrail properly secured

_____ Furnace/Boiler: provide documentation of most recent servicing and/or new installation

_____ Water Heater: provide documentation of most recent servicing (gas only) and/or new installation; relief valve must be piped so that end of pipe is within six (6) inches of floor

_____ Water Meter: installed; grounding jumper wire from street side to house side

_____ Sump Pump (Optional): in good working condition; sump pit must have cover; sump discharge cannot be tied to sanitary sewer – must discharge to outside of house or be tied into storm water main

_____ Ejector Pump (Overhead Sewer System): must be in good working order; pit must be properly covered and sealed

_____ Electric Wiring: must be in conduit; BX and Romex wire use is prohibited; flexible conduit (Greenfield) may be used for whips at lengths not greater than six (6) feet; all junction boxes must have covers; open knock-outs must have blank installed

_____ Windows: must be in good condition; no broken panes; operable windows must function properly; emergency egress window must be installed if basement is to be used as habitable space

_____ Laundry Tub: must be anti-siphon type

Kitchen

- _____ Plumbing: in good working order; no signs of leaks/corrosion; operable water shut-off valves under sink; drains operate freely; garbage disposal (Optional) must be operable
- _____ Cabinets/Drawers/Countertops: in good working condition; no missing parts
- _____ Stove/Oven (Gas): must have operable shut-off valve
- _____ Windows: weather tight; operate properly; properly glazed; sash and trim painted or sealed
- _____ Exhaust Fan/Hood (Optional): must operate correctly
- _____ Walls: in good condition; free from holes; no openings around electrical outlet covers
- _____ Ceiling: intact; in good condition; no openings around light fixtures
- _____ Lighting: must be adequate; must include overhead lighting; operated by wall switch
- _____ Electrical Outlets: must be GFCI if located within six (6) feet of the sink

Bathrooms

- _____ Lighting: at least one light must be operable by a wall switch
- _____ Plumbing: must be in good repair; no leaks; shut-off valves for sink and toilet
- _____ Ventilation: there must be an operable exhaust fan if there is no operable window; if a window is present, it must be in good workable condition with a screen installed
- _____ Electrical Outlets: must be GFCI if located within six (6) feet of the sink
- _____ General Condition: must be in good condition; areas around tub/shower must be properly caulked; ceramic tile must be properly grouted with no missing tile; no mold or mildew present
- _____ Walls/Ceiling: must be in good repair and intact; all openings must be covered and /or sealed
- _____ Floor: in good condition; no missing tiles or loose grout

Living Room

- _____ Walls: in good condition; free of holes; clean/consistent color scheme; no openings around electric outlet covers
- _____ Ceiling: intact; in good condition; no openings around light fixtures
- _____ Flooring: carpet properly fastened, intact and in good condition; wood, laminate and vinyl flooring to be properly installed and in good condition
- _____ Electrical Outlets: one outlet for every 12 linear feet around a room; minimum of three (3) outlets
- _____ Lighting: ceiling light must be operated by a wall switch; if there is no ceiling light, at least one outlet must be switched
- _____ Windows: fixed windows must be free from cracks, properly glazed with frame and trim painted or sealed: operable windows must function properly; all windows must be weather tight

Stairways

- _____ Stairs/Landings: must be in sound condition and in good repair; carpeting (if used,), must be securely fastened; handrails shall be securely fastened and run continuously along flight of stairs
- _____ Lighting: lighting for stairway must be on the three-way switch

Bedroom/s

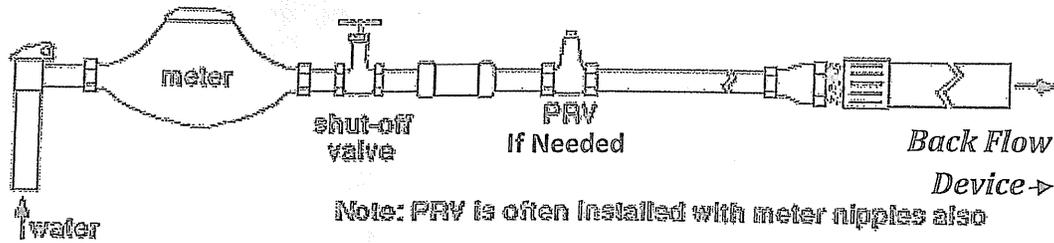
- _____ Walls: in good condition; free of holes; clean/consistent color scheme; no openings around electric outlet covers
- _____ Ceiling: intact; in good condition; no openings around light fixtures
- _____ Flooring: carpet properly fastened, intact and in good condition; wood, laminate and vinyl flooring to be properly installed and in good condition
- _____ Electrical Outlets: one outlet for every 12 linear feet around room; minimum of three (3) outlets
- _____ Lighting: ceiling light must be operated by wall switch; if there is no ceiling light, at least one outlet must be switched
- _____ Emergency Egress: must have at least one egress window (5.7 Sq. Ft), with sill no higher than 44 inches from finished floor (only required if new construction or if property has been vacant for greater than six (6) months)
- _____ Closets: operable doors with functional hardware; existing light fixtures in closets must be florescent

NOTE:

Areas that are found deficient during the inspection must be brought into compliance prior to issuance of an occupancy certificate. If the residence is currently occupied, a 30 to 90 day temporary occupancy may be issued, during which time the property owner must bring code deficiencies into compliance.

Sale inspections can be approved with or without occupancy. The "As-Is" sale provides an "approval for sale, no occupancy" certification. The buyer and seller will have to negotiate who will be responsible to bring the deficiencies into compliance. An occupancy inspection will then have to be rescheduled prior to anyone moving into the residence.

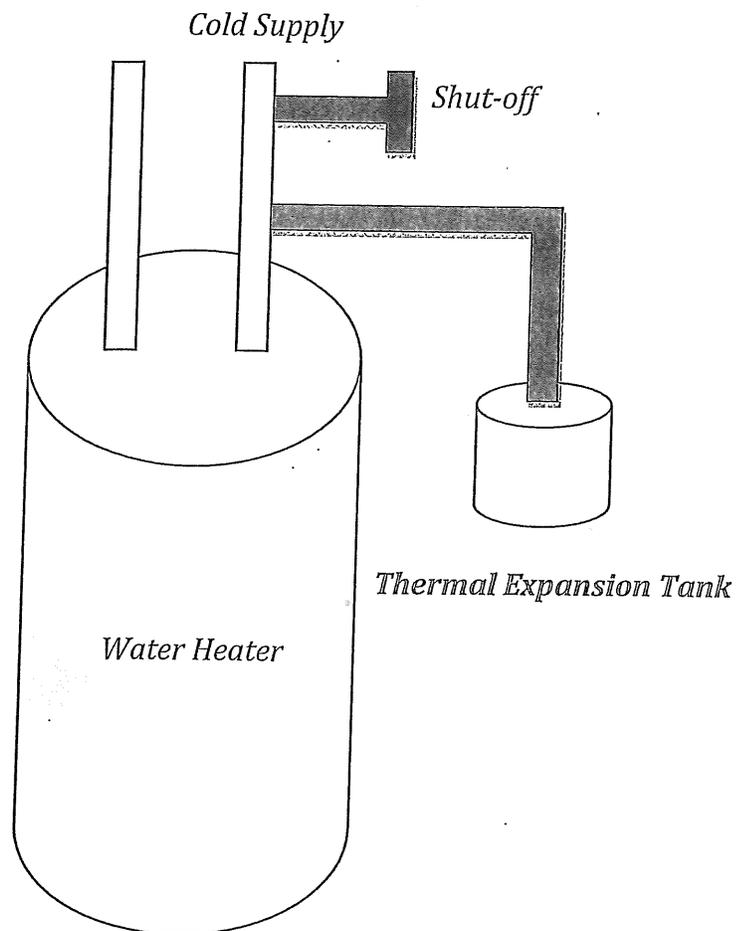
Occupancy loads are calculated during the inspection. The calculations are based on the usable square footage in each bedroom. The occupancy loads will be noted on the occupancy certificate and will become a part of the permanent record of the property. Occupancy certificates may be picked up at the Village Hall after the inspection is completed.



Water Heater Installation

An important consideration when a water heater is installed, whether new or replacement is the need for an expansion tank. Under normal circumstances, when the water in a water heater expands the volume can be absorbed by some of the water in the cold water piping and back flowing into the municipal water system. In the case where a backflow preventer (check valve) has been installed, the house water system cannot release the excess volume by back flowing to the municipal water system. This situation could result in damage to the house water system. Illinois State Plumbing Code requires the installation of an "expansion tank" on the cold water side of the water heater in this situation. **Important! Expansion tank pressure must be 3Lbs above house pressure or it will not work.** See the illustration below:

Thermal Expansion Tank



WATER HEATER SAFETY TANK

Please read the entire Owner's Manual and Installation Instructions for your water heater safety tank before installing the tank!

HOW YOUR WATER HEATER SAFETY TANK WORKS

Your water heater safety tank is a specifically designed pressure absorbing device. It protects your entire plumbing system, including your water heater, from over pressurization caused by thermal expansion. As water is heated, it expands, and since water is not compressible, a rapid increase of pressure in the water heater and throughout the entire plumbing system results. This increase in pressure is known as thermal expansion, occurring every time your water heater heats water, when the expanded water is not allowed to return to the supply line.

Common problem signs of high pressure caused by thermal expansion:

- High surges when opening faucets
- Relief valve on water heater opening to release high pressure ~**DANGER: NEVER PLUG RELIEF VALVE.**
- Frequent faucet washer failure rate.
- Short water heater life.
- Problem deformities with pipes and fittings.

Your water heater safety tank operates as a collection point to accept thermally expanded water (figure 1). As water enters the tank (figure 2), the diaphragm is pressed downward, compressing the air cushion in the tank. The air volume is specifically engineered to control pressure well below the water heater pressure relief valve setting. As water is used (figure 3), the thermally expanded water is expelled from the tank back into the piping system by the compressed air cushion.

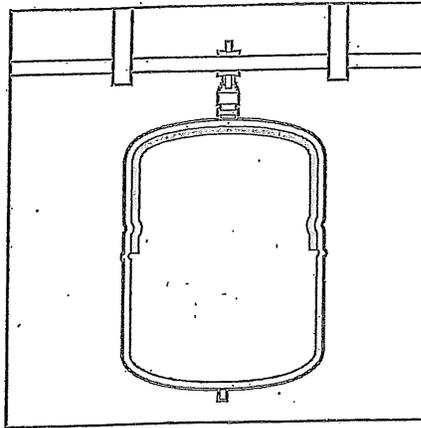


Figure 1

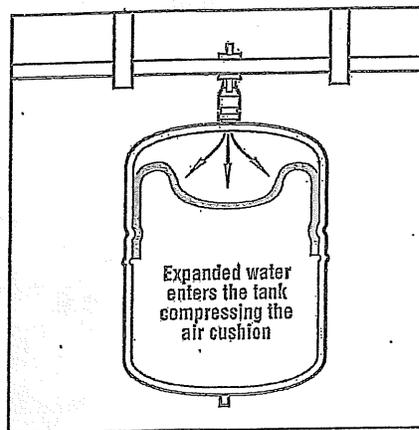


Figure 2

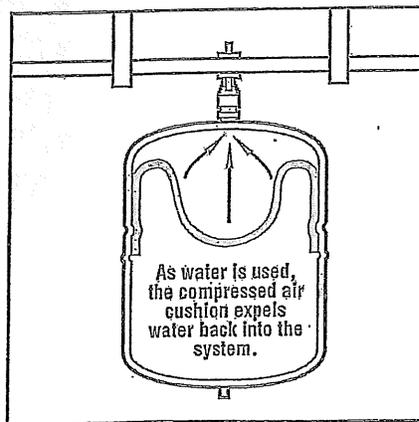


Figure 3

PRE-INSTALLATION CHECK LIST

1. Remove tank from box and inspect for any damage. If damage is evident return immediately to place of purchase.
2. Use pressure gauge or tire to verify pre-charge pressure in the tank. Pre-charge should measure (+5 psi above line pressure coming into home).
3. Locate position in piping system to install your water heater safety tank. The ideal position is anywhere on the cold water line leading to the water heater after the shut-off valve.
4. Utilize proper pipe hangers and supports to handle a possible future waterlog condition of the tank. This support must handle a weight of approximately 40 lbs.